

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

JOINT LEGISLATIVE & EXECUTIVE TASK FORCE BRIEFING

MAY 7, 2014



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

AGENDA

Task Force Remarks

AICM Remarks

HDR/PDP/P1 Presentation



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

A&I – CONSTRUCTION MANAGEMENT

Level III Design Phase

- Basis of Understanding
- Roles & Responsibilities
- Basis of Understanding

Communication Plan

Construction Manager at Risk



STATE OF WYOMING

Department of Administration & Information
Construction Management



BASIS OF UNDERSTANDING

Senate Enrolled Act 43, inclusive of

- Presentations to Management Council & Legislature

Level I/II Reports, inclusive of

- Executive Summary & Frequently Asked Questions
- Volume I – Technical Report
- Volume II – Applied Research
- Volume III – Design Team Reports and Findings
- Volume IV – Herschler Supplement



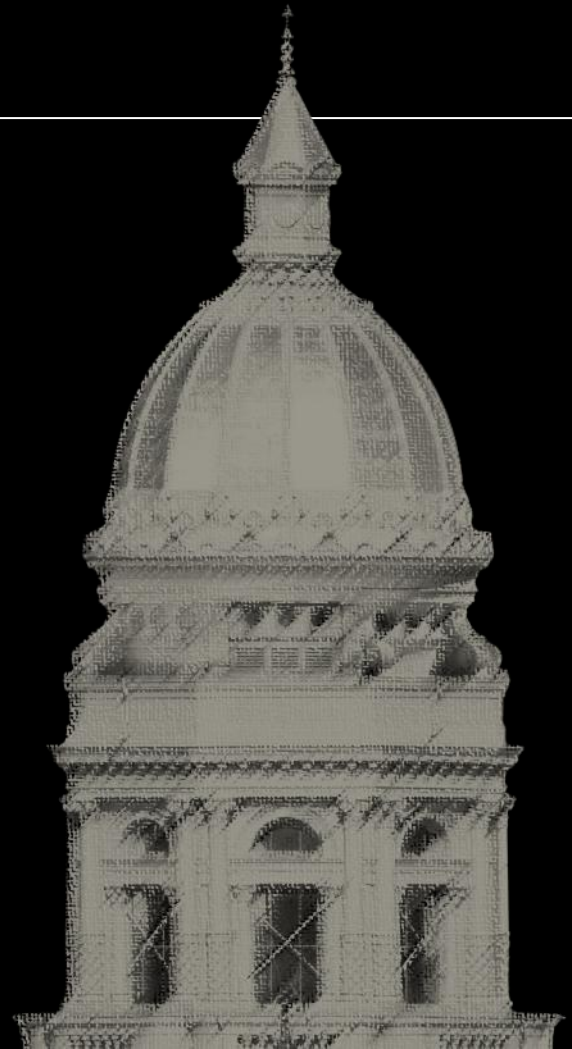
CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

ROLES & RESPONSIBILITIES

Task Force & Oversight Group

User Groups & Stakeholders



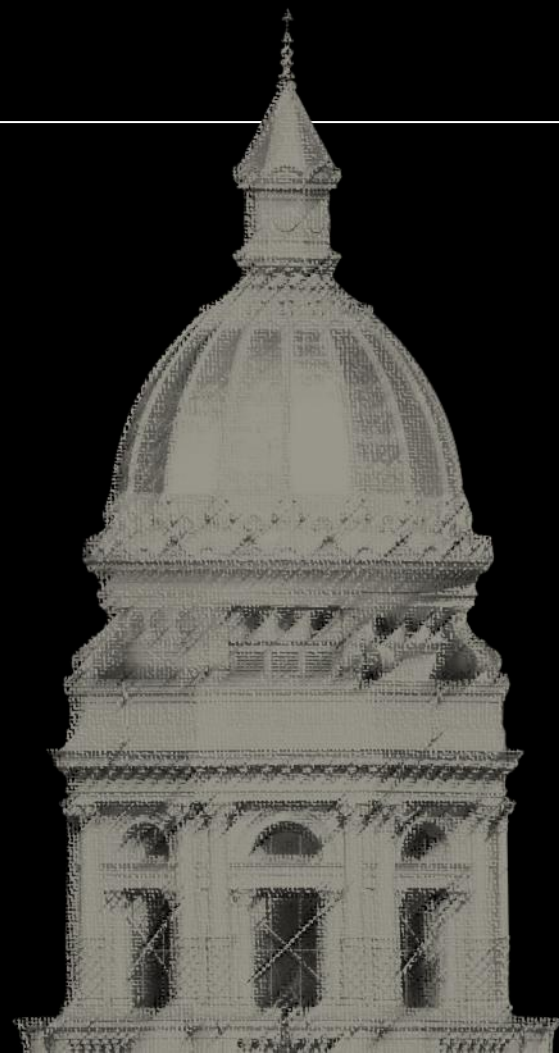
COMMUNICATIONS PLAN

www.wyomingcapitolsquare.com

New Dashboard

- schedule
- special events
- comment link
- link to original material

Maintained by AICM



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

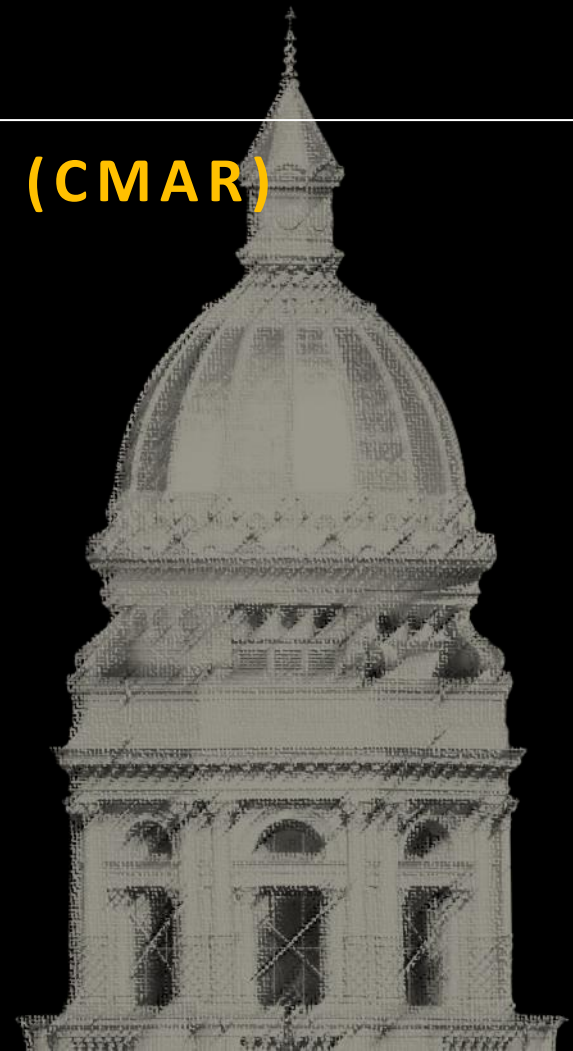
CONSTRUCTION MANAGER AT RISK (CMAR)

Roles & Responsibilities

- Capitol & NHL Experience
- One Project

Advertise → Shortlist

Interview → Award



CAPITOL SQUARE
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MAY 7, 2014



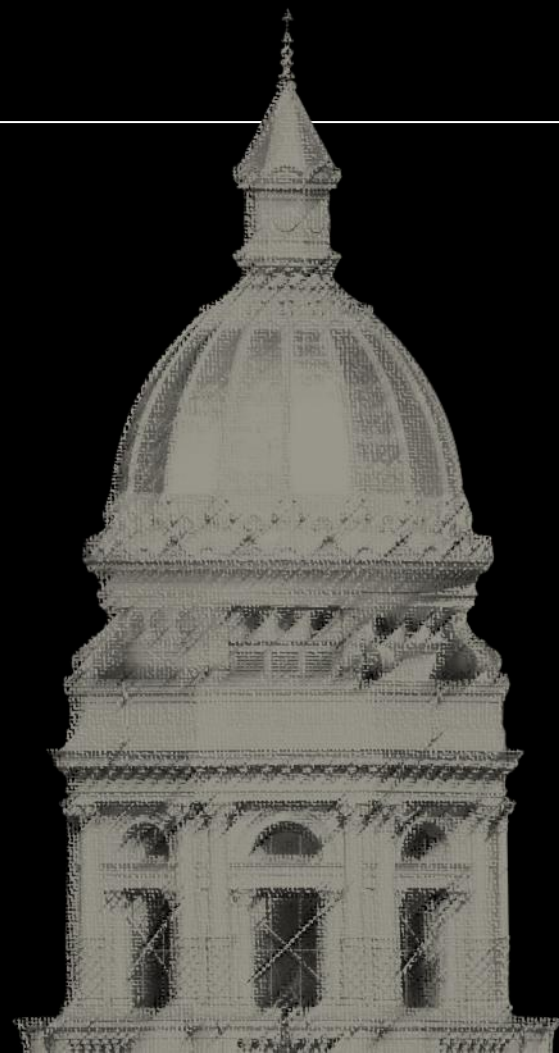
AGENDA

Scope & Activity Report
Capitol Update
Herschler Update
Parking Sites
Other Matters
Schedule
Next Steps

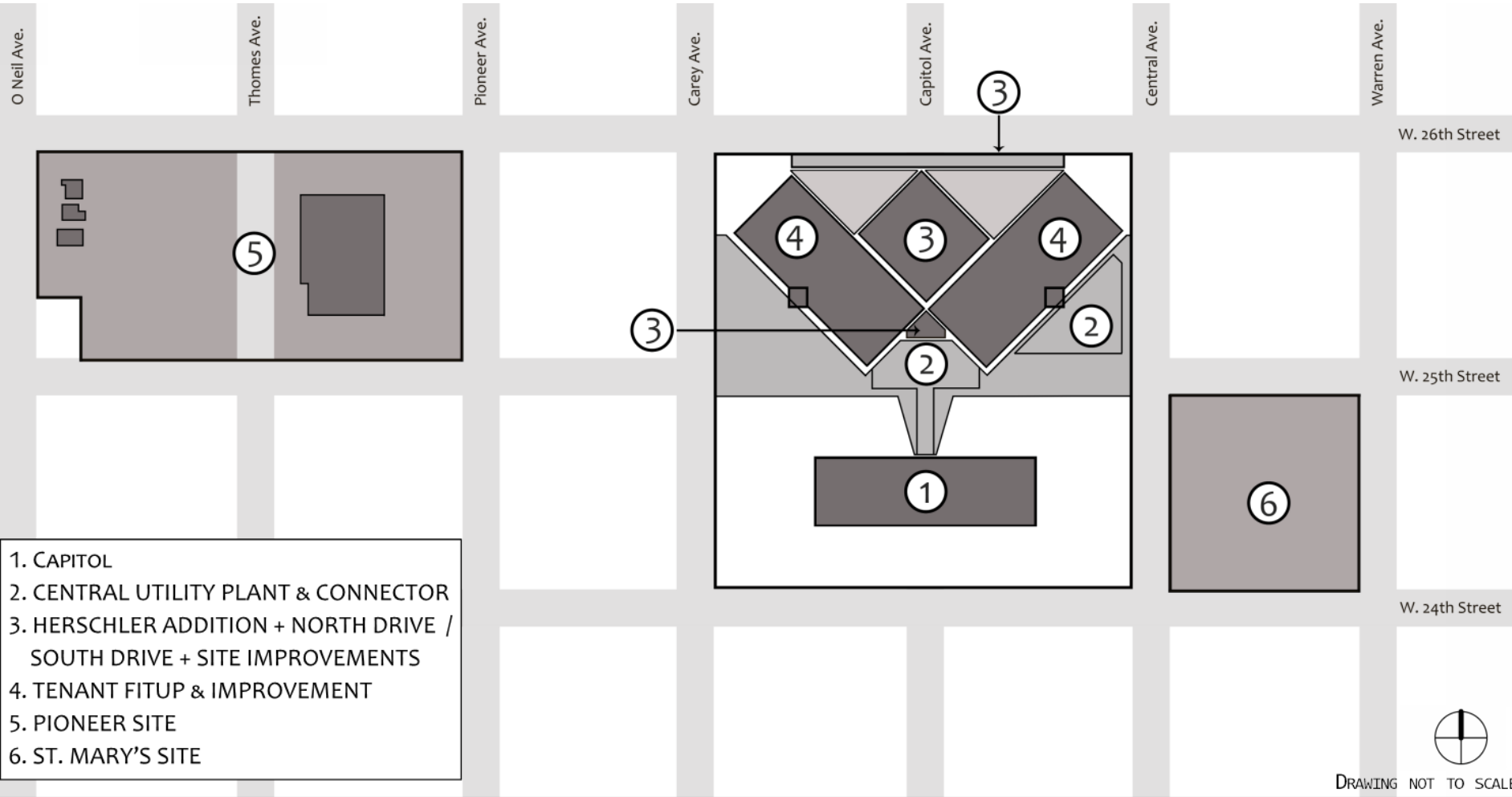


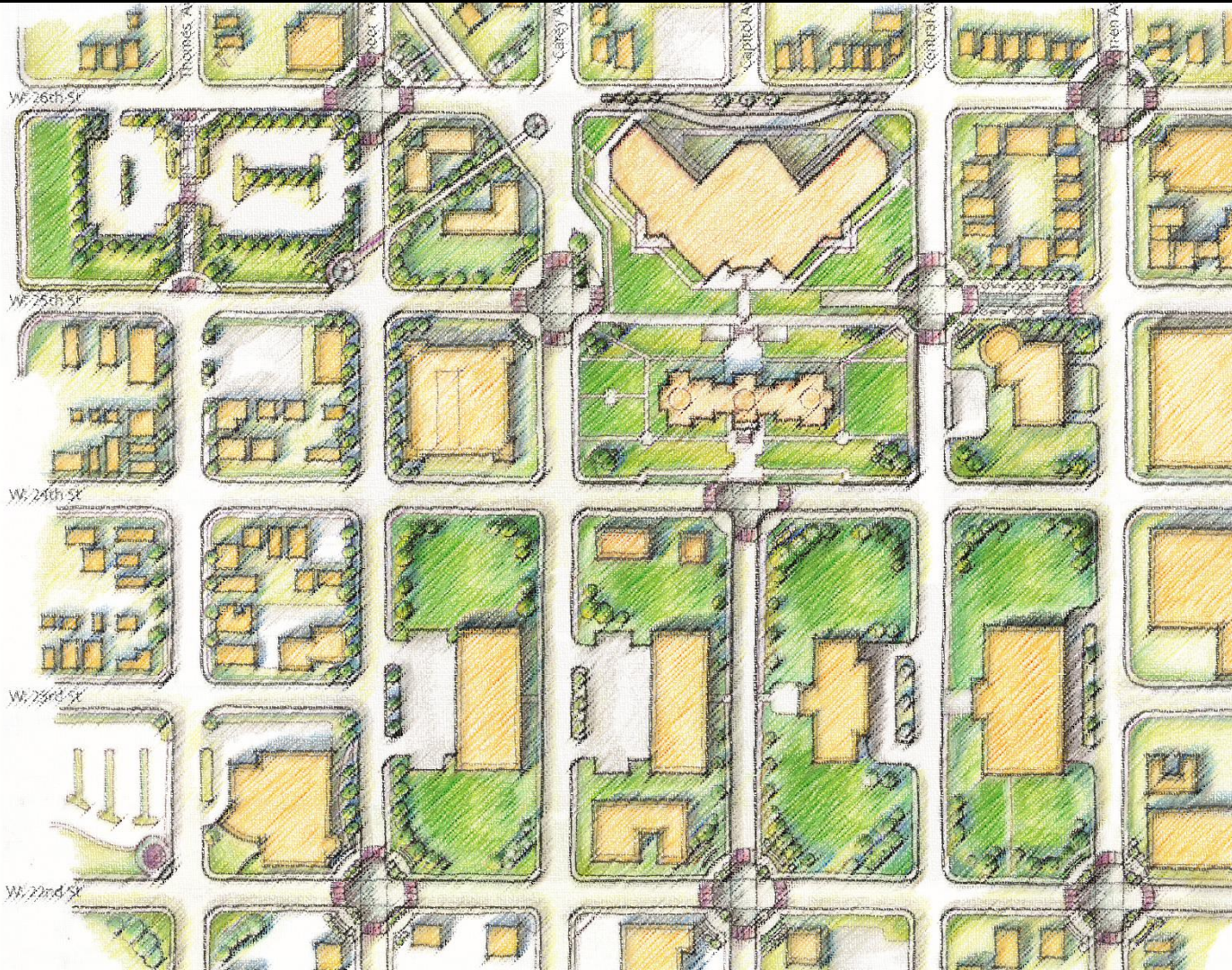
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

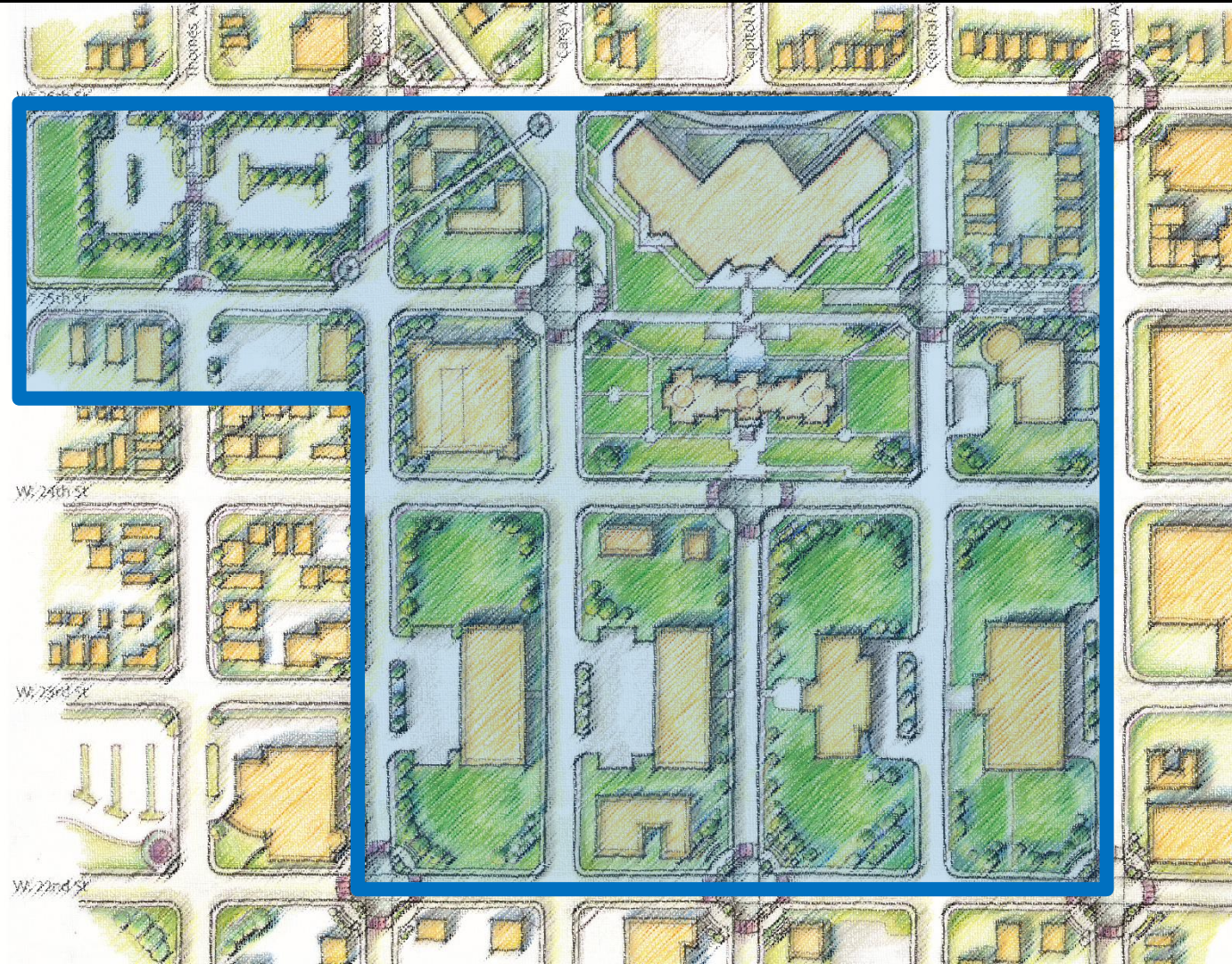
SCOPE & ACTIVITY REPORT

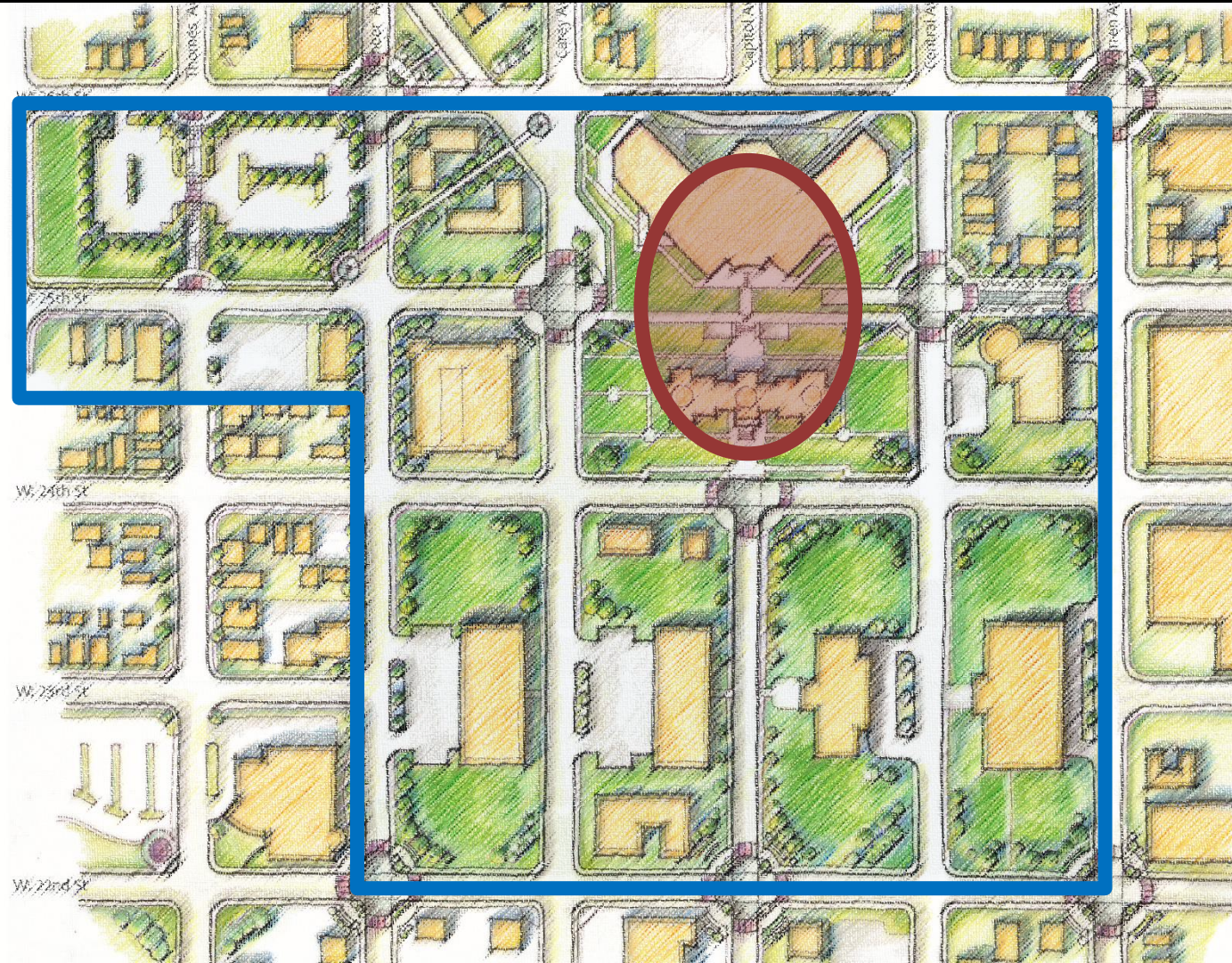


CAPITOL SQUARE - SCOPE







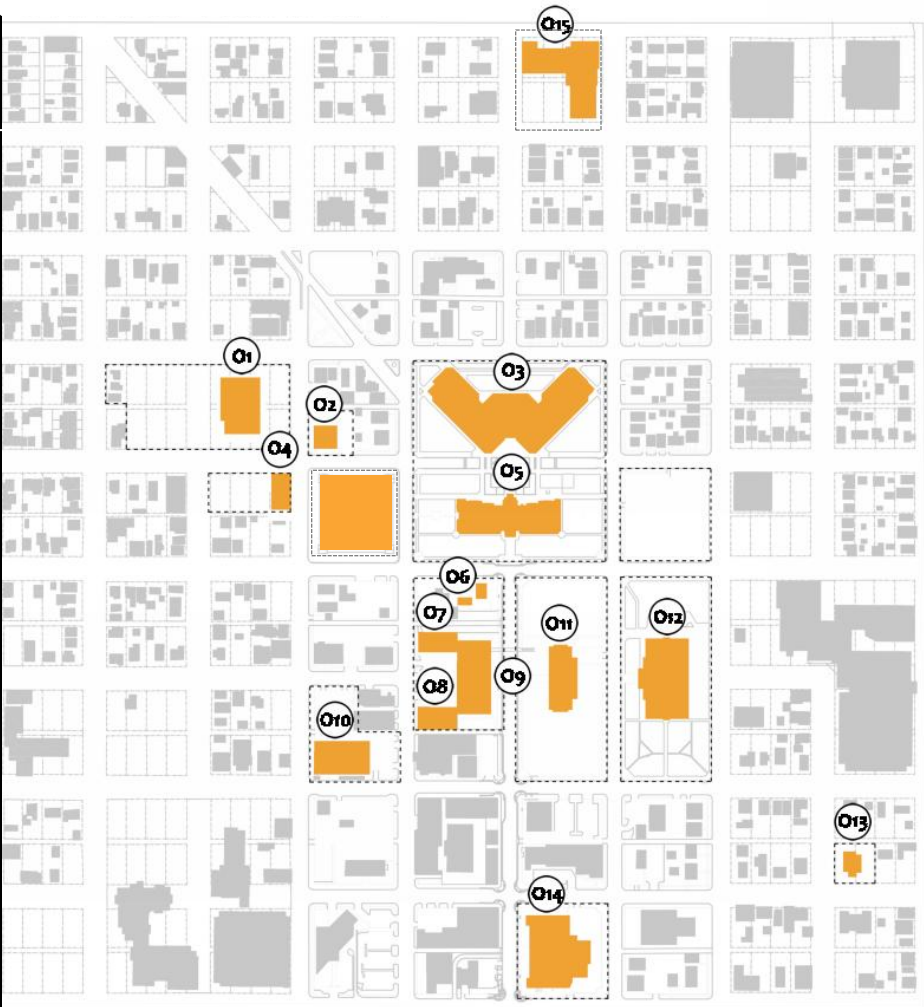


CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

Space Planning

➤ Cheyenne



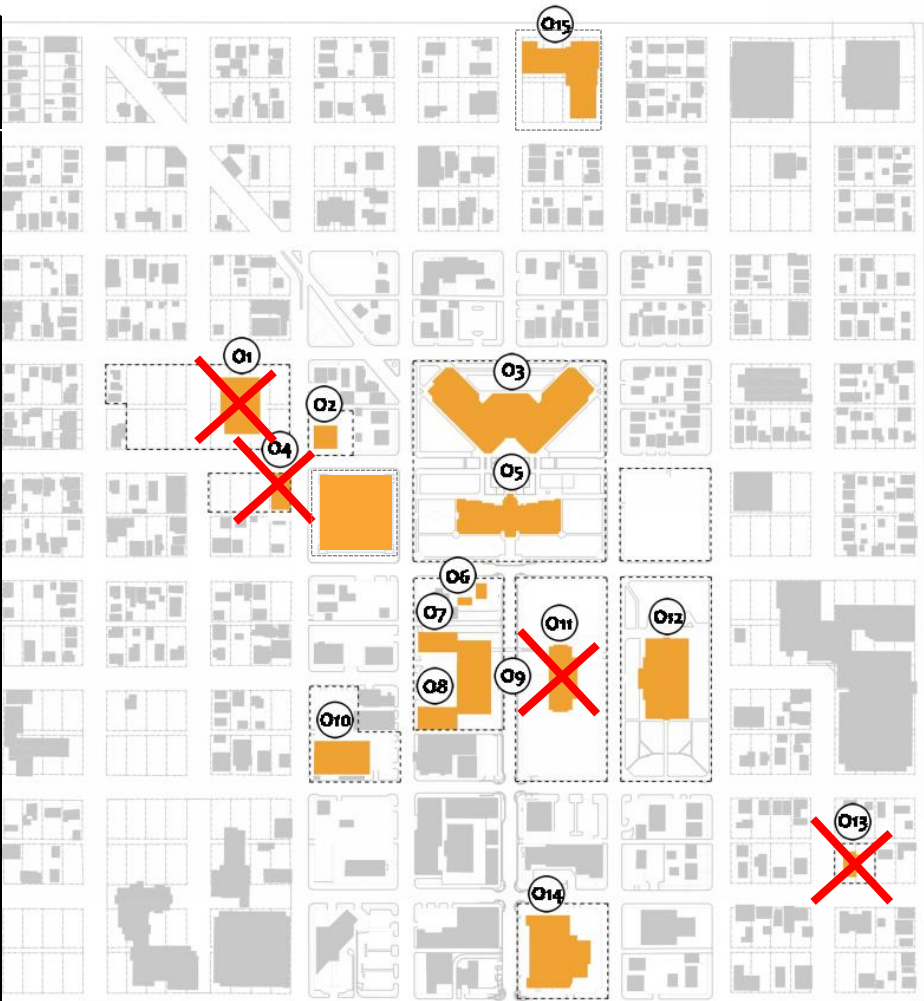
OWNED / LEASED ANALYSIS - OFFICE SPACE

CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

Space Planning

➤ Cheyenne



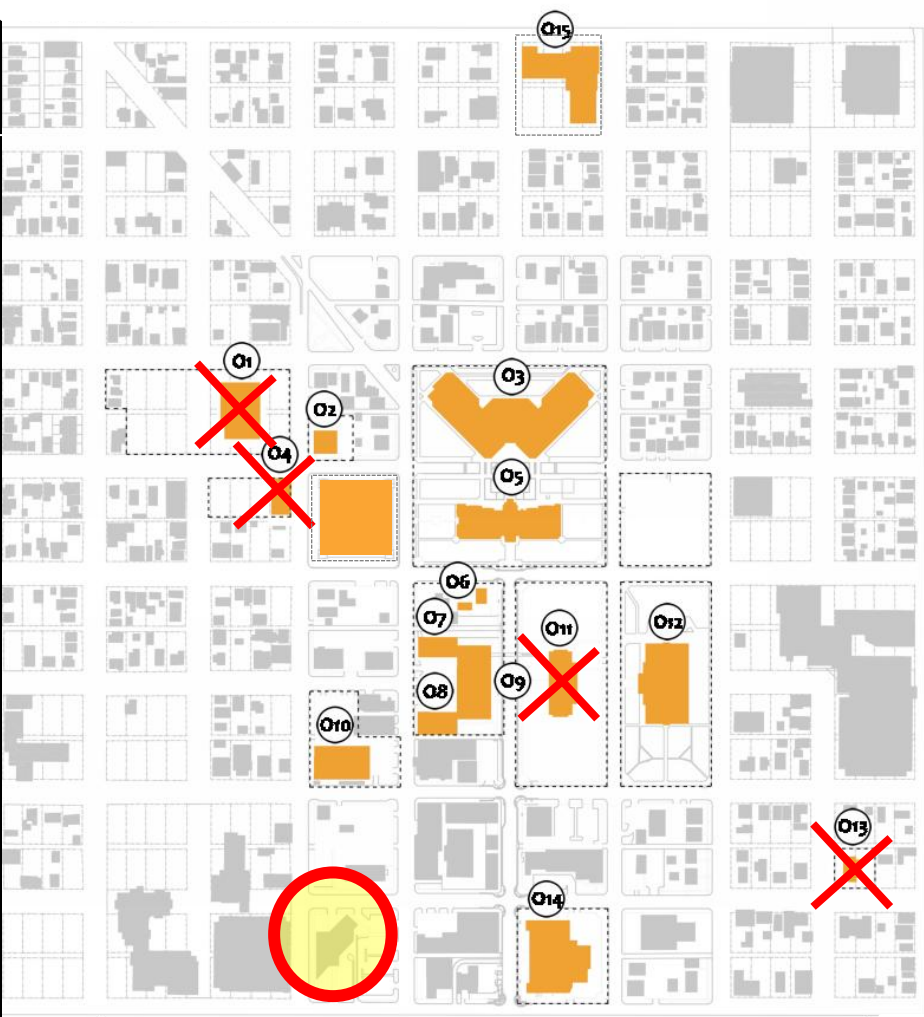
OWNED / LEASED ANALYSIS - OFFICE SPACE

CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

Space Planning

➤ Cheyenne



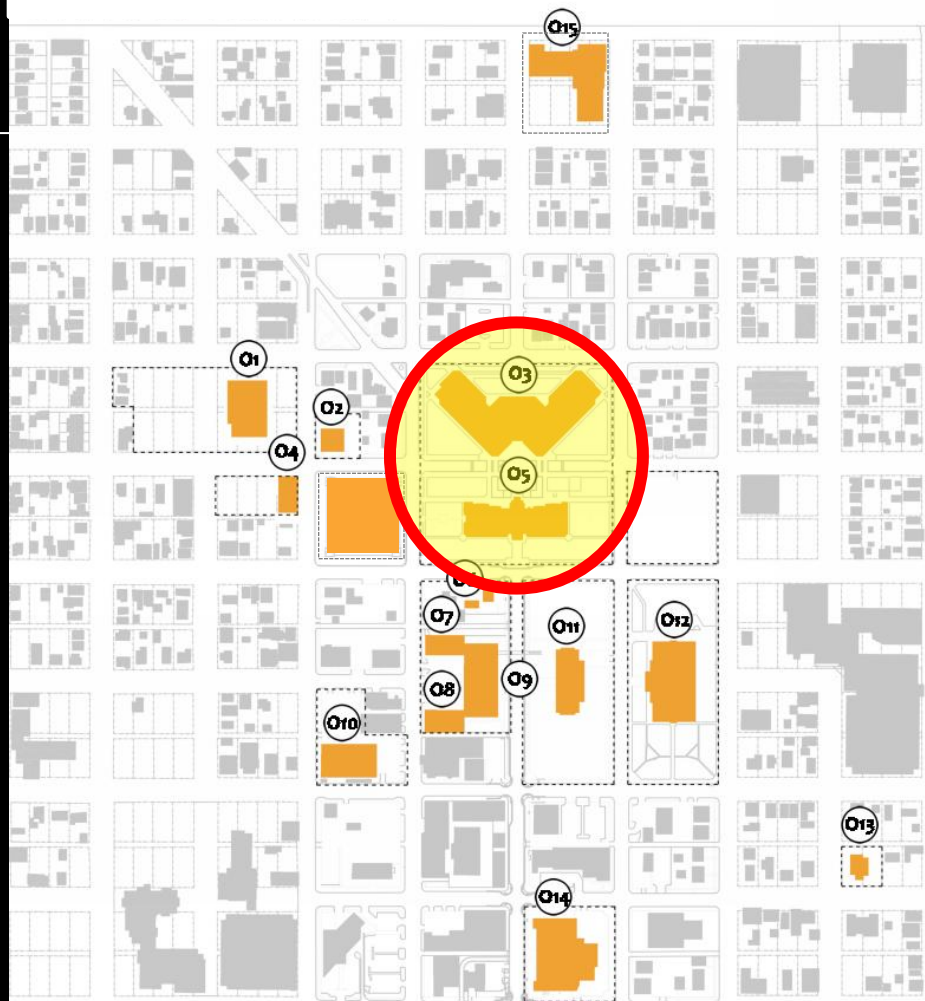
OWNED / LEASED ANALYSIS - OFFICE SPACE

CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

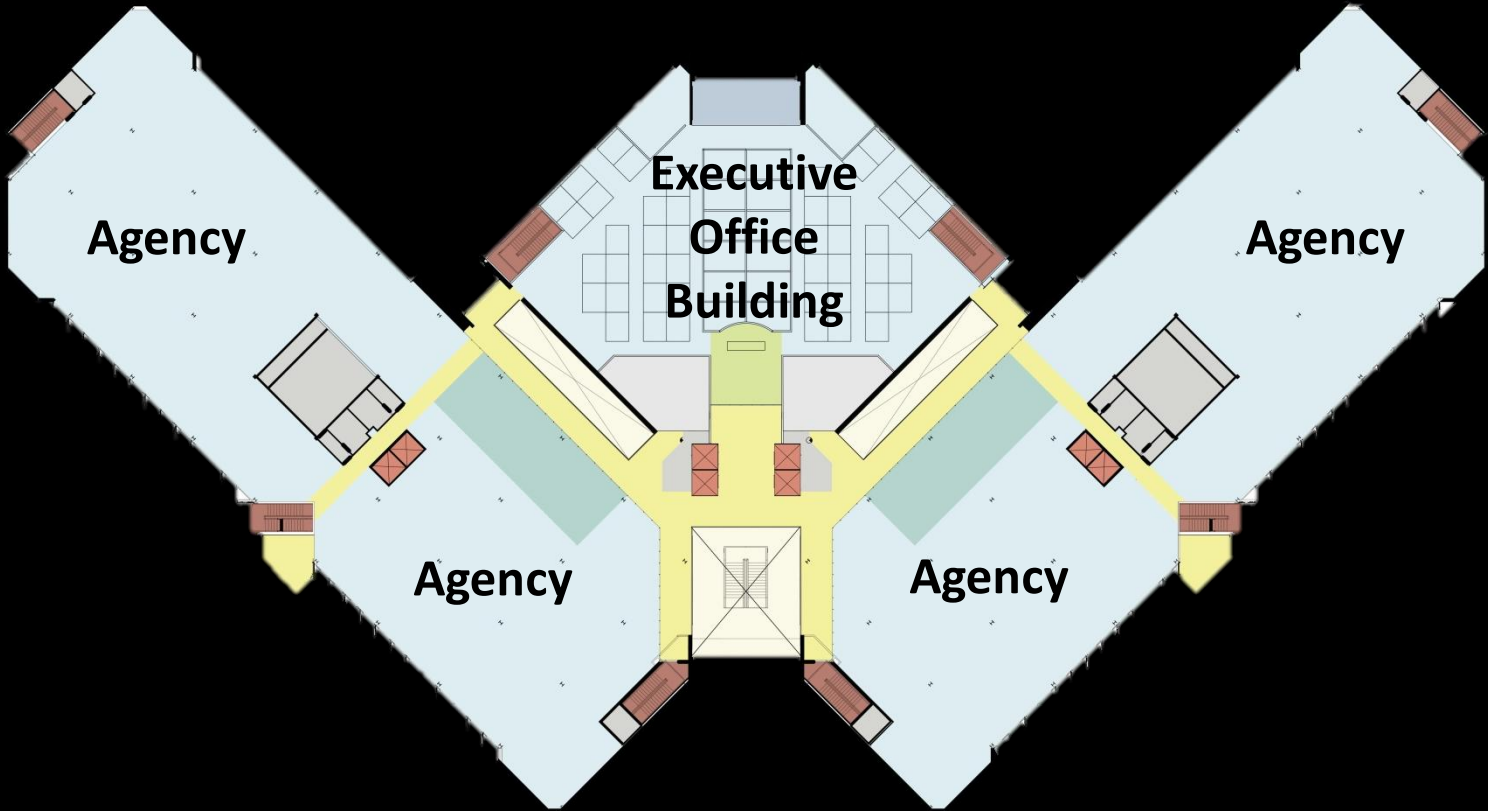
Space Planning

- Cheyenne
- Capitol Square

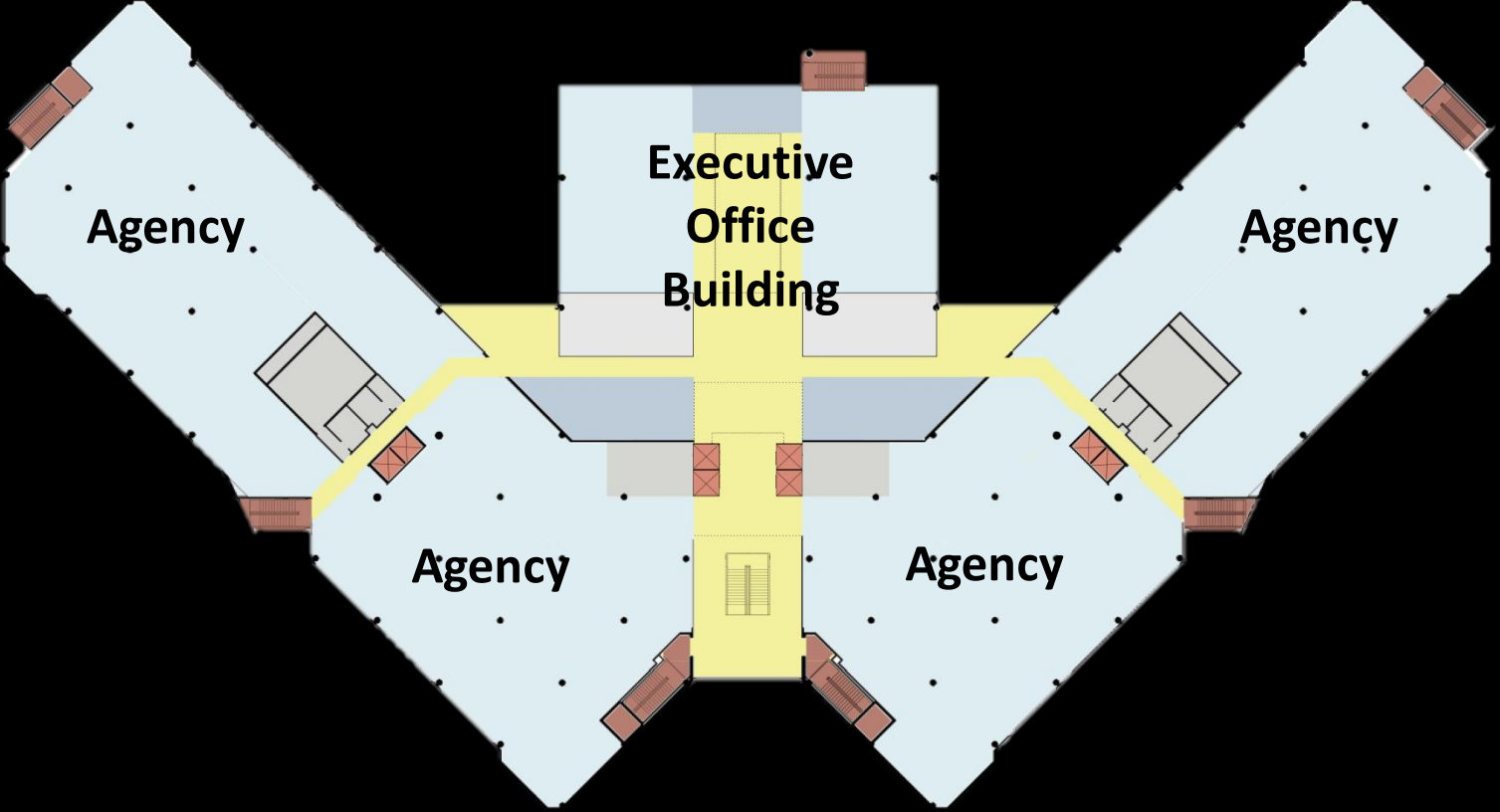


OWNED / LEASED ANALYSIS - OFFICE SPACE

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

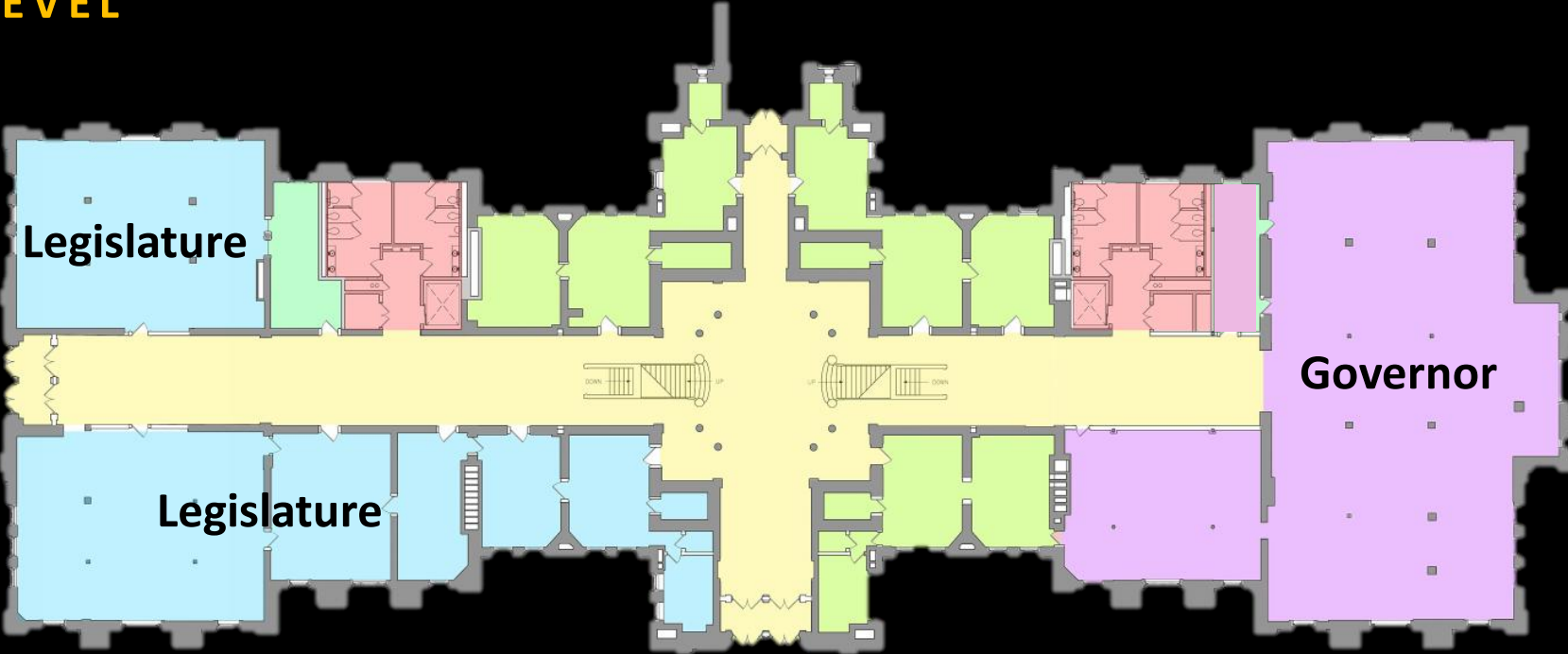


CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION



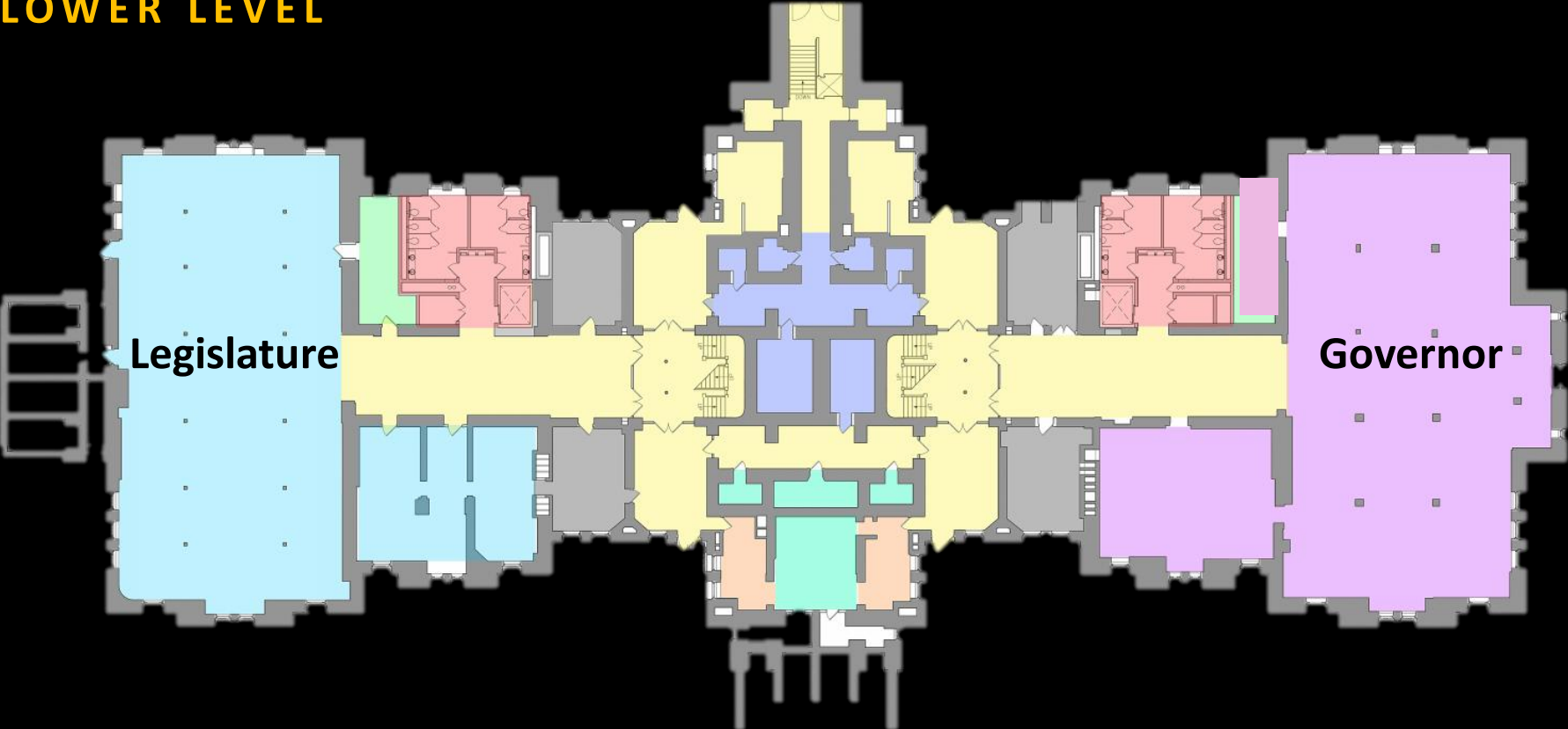
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

1ST LEVEL



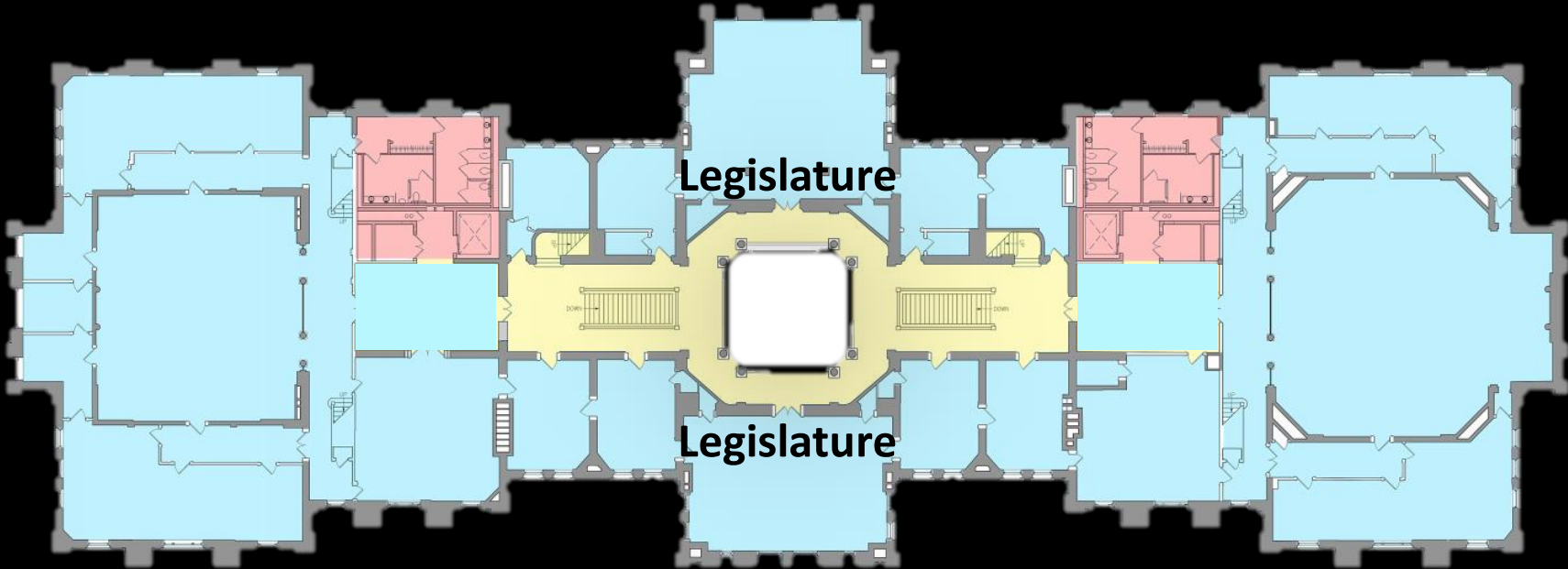
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LOWER LEVEL



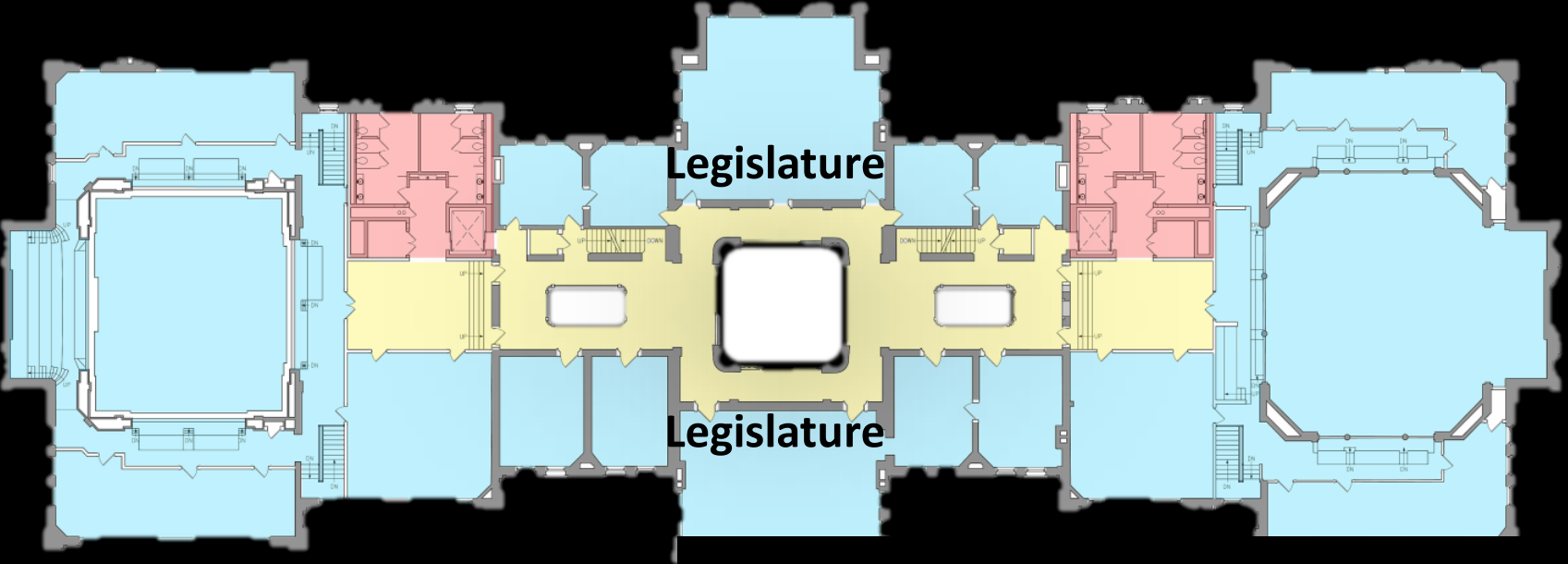
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

2ND LEVEL



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

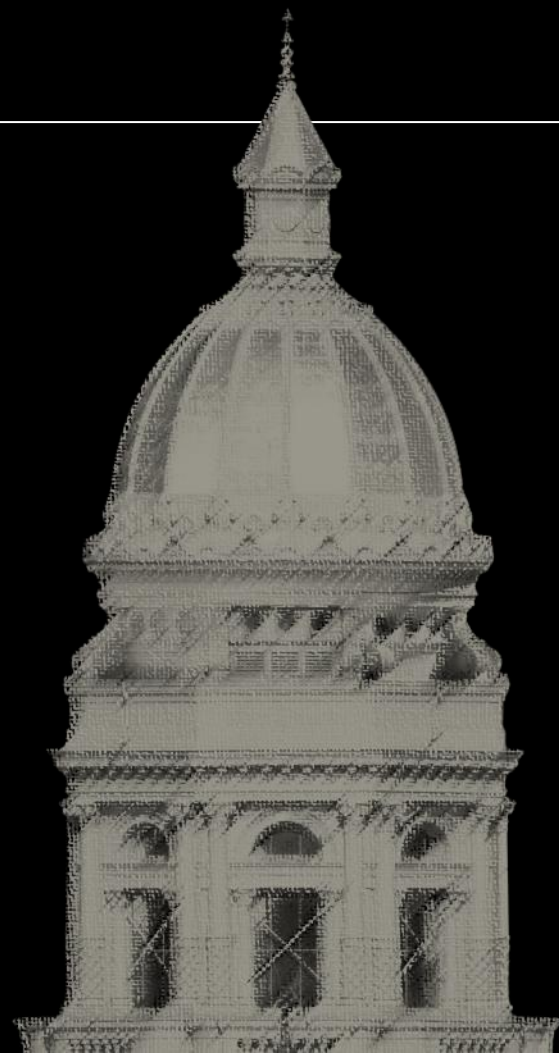
3RD LEVEL

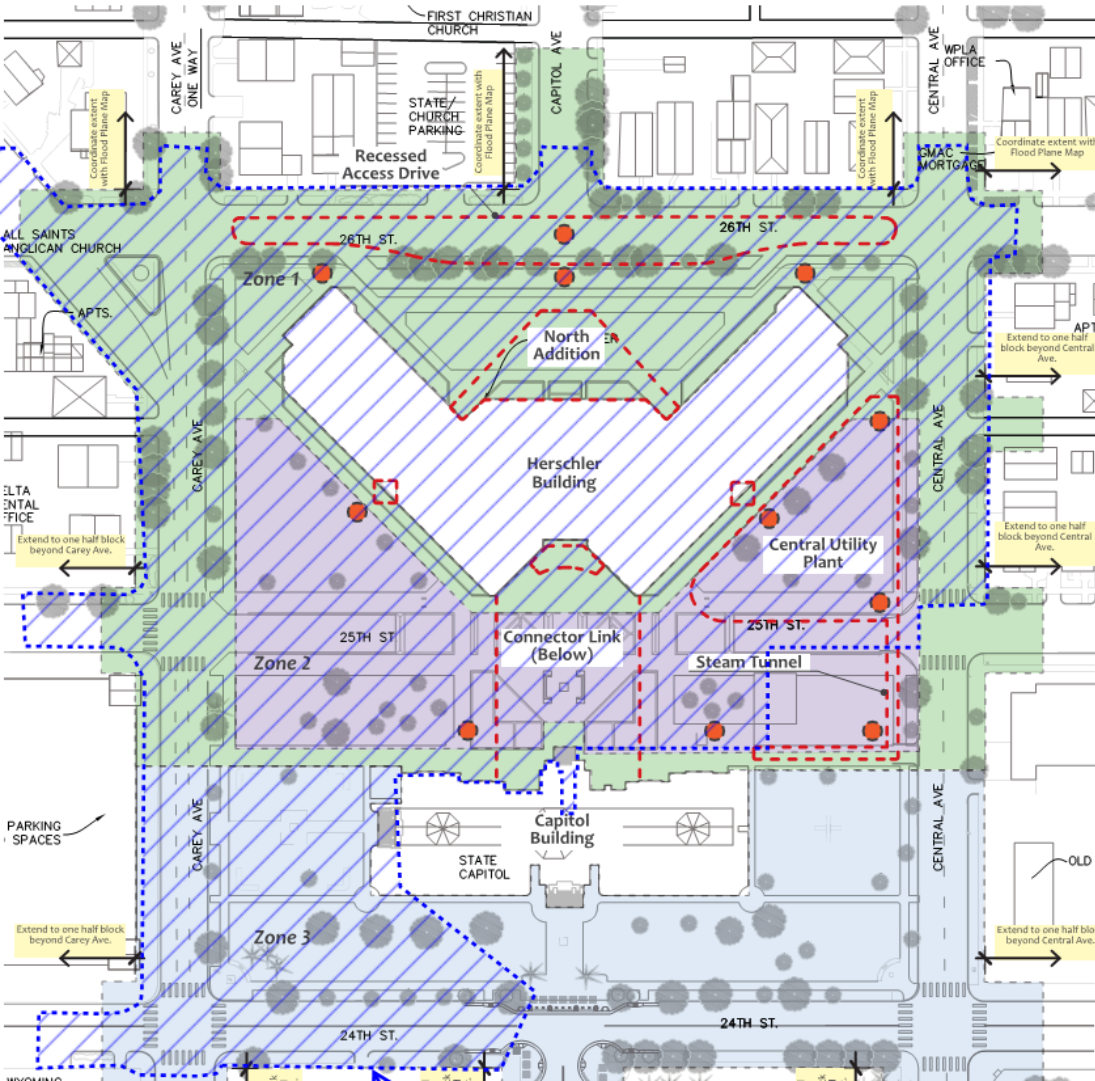


SCOPE & ACTIVITY REPORT

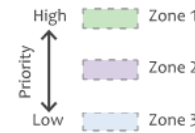
Research

- Survey
- Geotechnical Study
- Hazardous Materials
- Probes & Test Pits
- Building Examination
- Landscape





Topo/Site Utility Survey



Geotechnical Survey



SURVEYS

Topographic Survey Intent

The intent of the topographic survey is to understand the existing grades as part of the Capitol Core and their associated relationships to the Capitol and Herschler building, as well as other site amenities.

- Three independent priority zones have been identified and indicated to expedite the required investigation.

Site Utilities Survey Intent

The intent of the utilities survey is to understand the existing locations and conditions of all sub-surface site utilities on the Capitol Core site.

Geotechnical Survey Intent

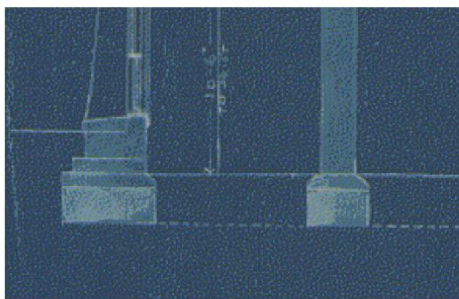
The intent of the geotechnical survey is to understand the existing soil conditions and to obtain recommendations for the Capitol Core site.

Project Site

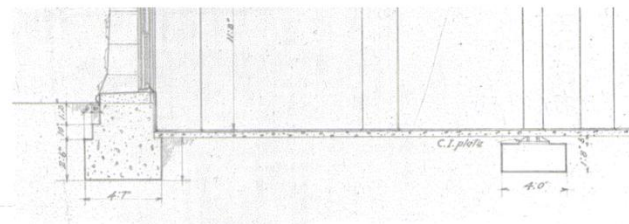
Pioneer Lot

St. Mary's Lot

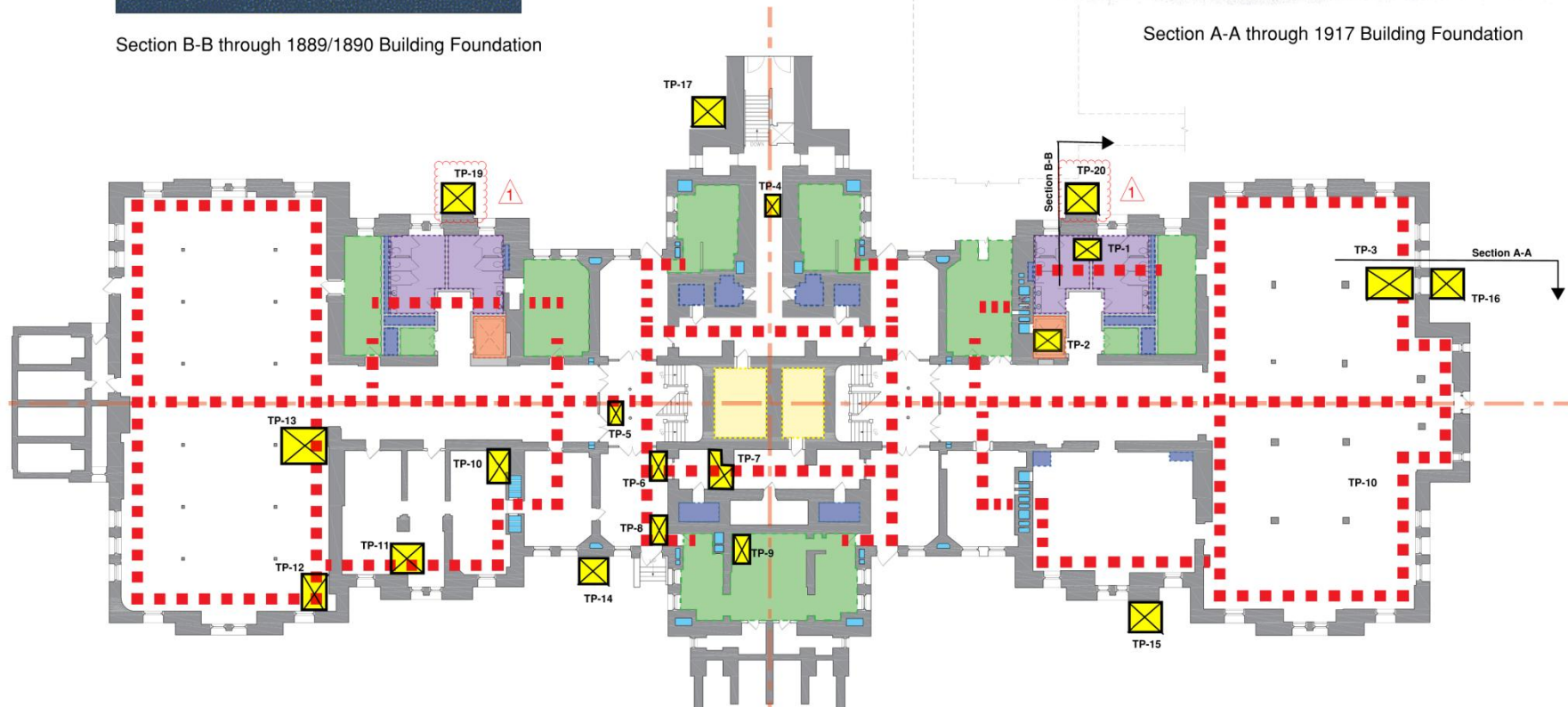


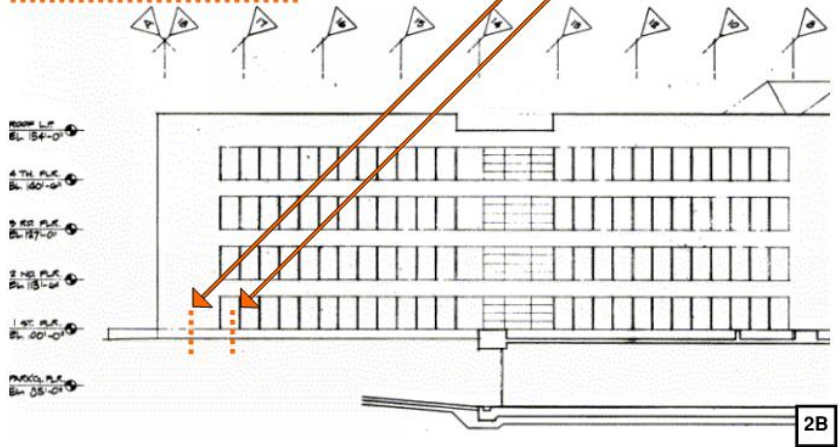
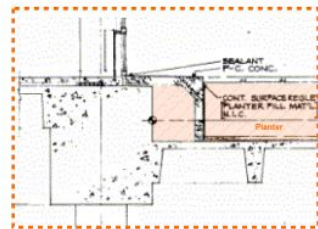
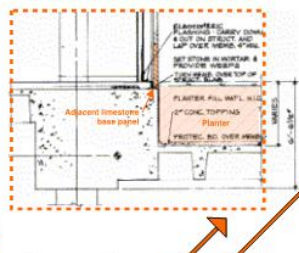
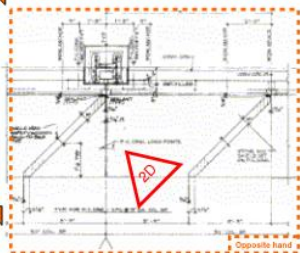
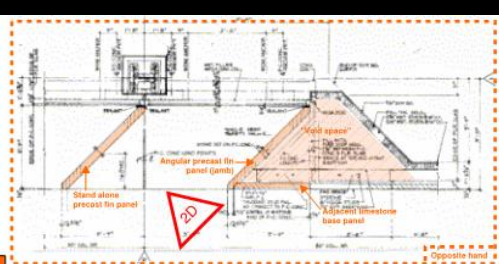
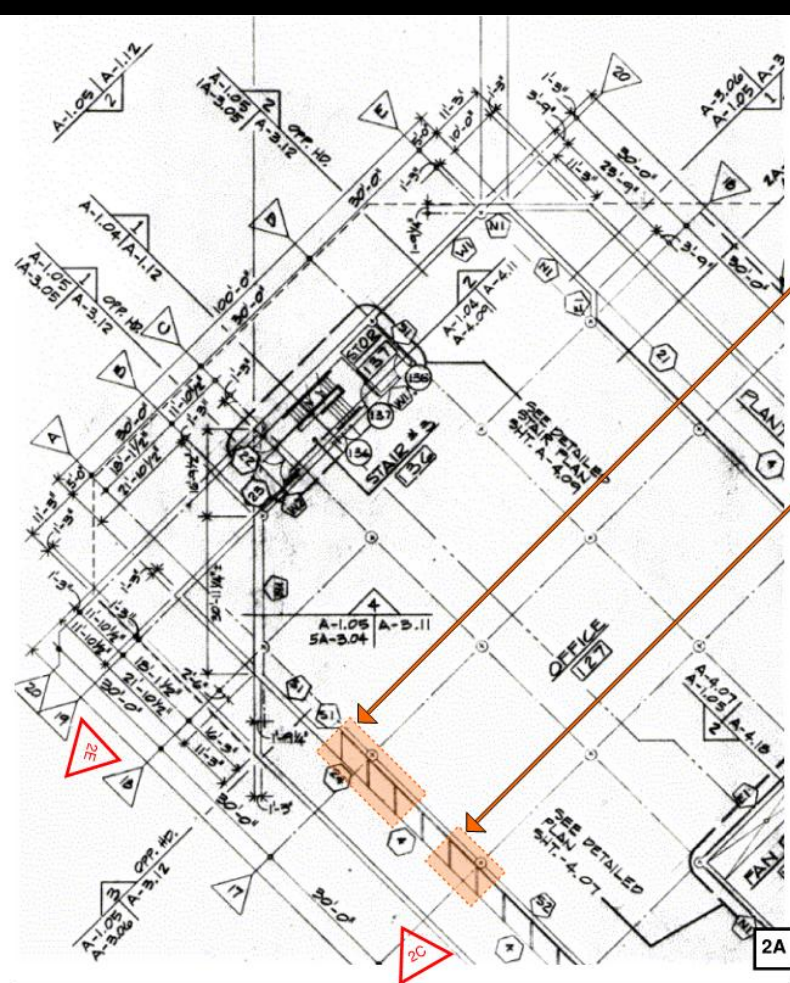


Section B-B through 1889/1890 Building Foundation



Section A-A through 1917 Building Foundation





PLANTERS:

Intent: The intent of the planter probe/exploration is to selectively remove various building components, landscape and fill to understand existing as-built conditions.

Goals: Understand...

- Problematic water infiltration into the building and parking structure below
- Existence of mold.
- Condition of structural support elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing and flashing.
- Presence of positive slope, direction of slope and drainage type.



PARTIAL FIRST FLOOR PLAN

N.T.S

Planter / precast fin probe

PARTIAL SOUTH ELEVATION

N.T.S

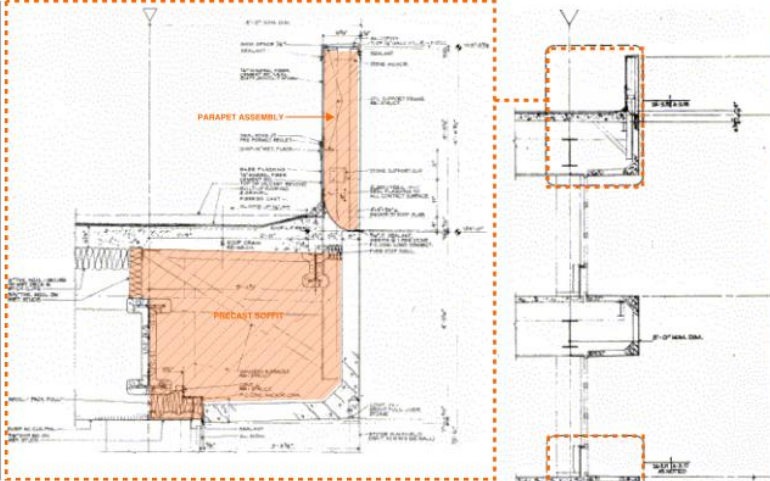
Planter / Precast fin probe

PRECAST SOFFIT AND PARAPET

Intent: The intent of the precast soffit probe/exploration at the parapet is to selectively remove various building components to understand existing as-built conditions of soffit spaces and parapet assembly.

Goals: Understand...

- Problematic water infiltration into soffit space and building.
- Existence of mold.
- Condition of structural support elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing flashing and weeps.
- Presence of soffit venting / drainage.
- Condition of fire protection on structural support members.
- Extent and condition of insulation on underside of roof slab within soffit area.
- Condition of parapet void and support.
- Confirm existence, condition and R-value of roof insulation.



3F



3B



3C



3D



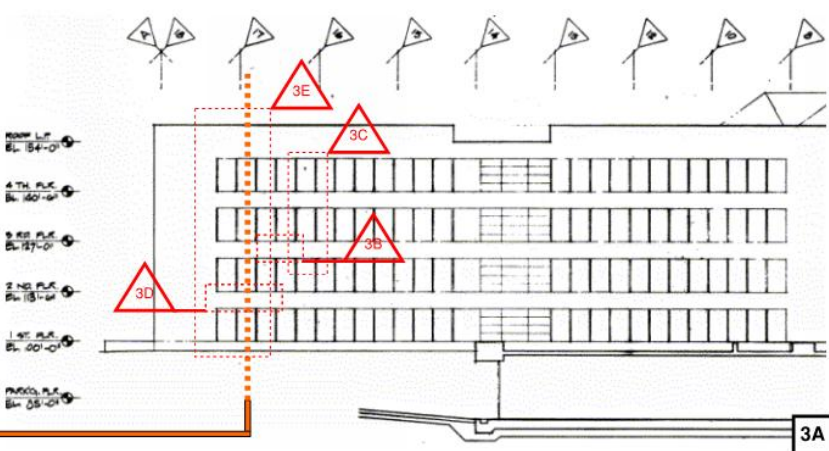
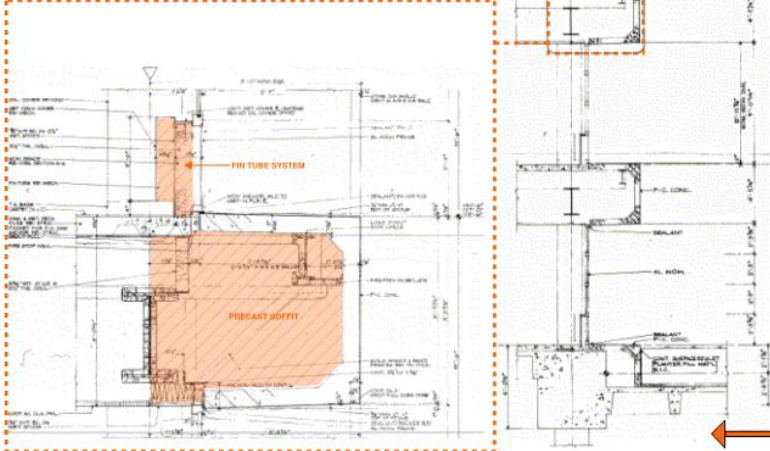
3E

PRECAST SOFFIT FIN TUBE SYSTEM

Intent: The intent of the precast soffit probe/exploration is to selectively remove various building components to understand existing as-built conditions of soffit spaces and interior fin tube system.

Goals: Understand...

- Problematic water infiltration into soffit space and building.
- Existence of mold in soffit space and between fin tube system and window.
- Condition of structural support elements for precast soffit elements.
- Extent and condition of insulation.
- Extent and condition of waterproofing, flashing and weeps.
- Presence of soffit venting / drainage.
- Condition of fire protection on structural support members.
- Confirm existence and condition of continual insulation, waterproofing and fire protection at typical exterior column locations.



3A

TYPICAL SECTION DETAILS

N.T.S

TYPICAL WALL SECTION

N.T.S

PARTIAL SOUTH ELEVATION

N.T.S

Precast Soffit Probe

Precast Soffit Probe

Precast Soffit Probe

SCOPE & ACTIVITY REPORT

Meetings

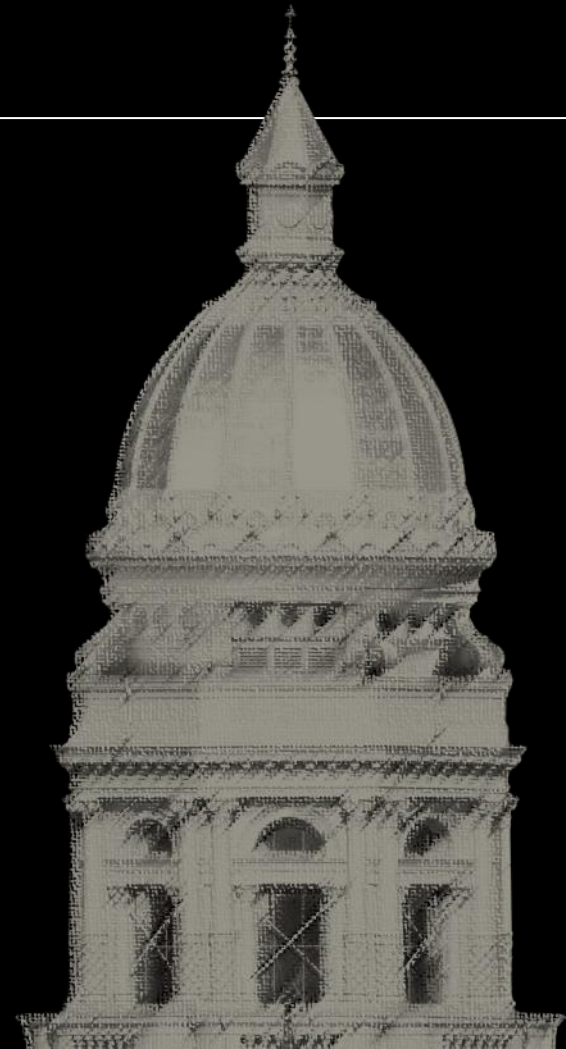
- Select Legislative Committee (Facilities & AV/Process)
- Legislature
- Governor
- Secretary of State
- Auditor
- Treasurer
- Department Directors



SCOPE & ACTIVITY REPORT

Meetings - Stakeholders

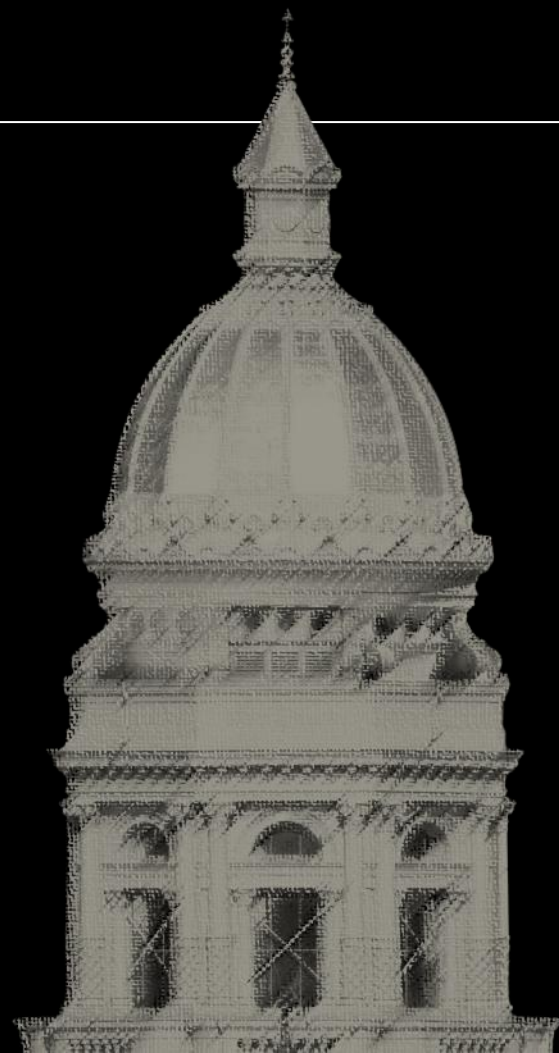
- ETS
- Museum Holdings
- Grounds & Housekeeping
- Mechanical Systems
- Electrical Systems
- Security
- Furniture
- City of Cheyenne et. al.
 - Building Code
 - City Planning
 - Utilities



SCOPE & ACTIVITY REPORT

Meetings - Tours

- University of Wyoming
 - Information Technology
 - College of Business
 - Berry Center
 - Energy Innovation Center
 - Anthropology



SCOPE & ACTIVITY REPORT

Meetings - Tours

➤ Cheyenne Owned & Leasable

- Emerson
- Barrett
- Hathaway
- Pioneer Center
- Safeway
- Capitol Hill
- Hunt
- Smith
- Rodgers
- 2020 Carey
- Kendrick
- Old Liquor Warehouse
- Old Weights & Measures
- State Library
- Armory (planned)

SCOPE & ACTIVITY REPORT

Meetings – Design Team

➤ Cheyenne

- HDR
- PDP
- Loring
- Silman
- DVS
- K2
- Heritage
- Lerch Bates

➤ Philadelphia

- HDR
- PDP
- Loring
- Silman
- DVS
- ICI

➤ Denver

- HDR
- PDP
- Lerch Bates
- A&I CM

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

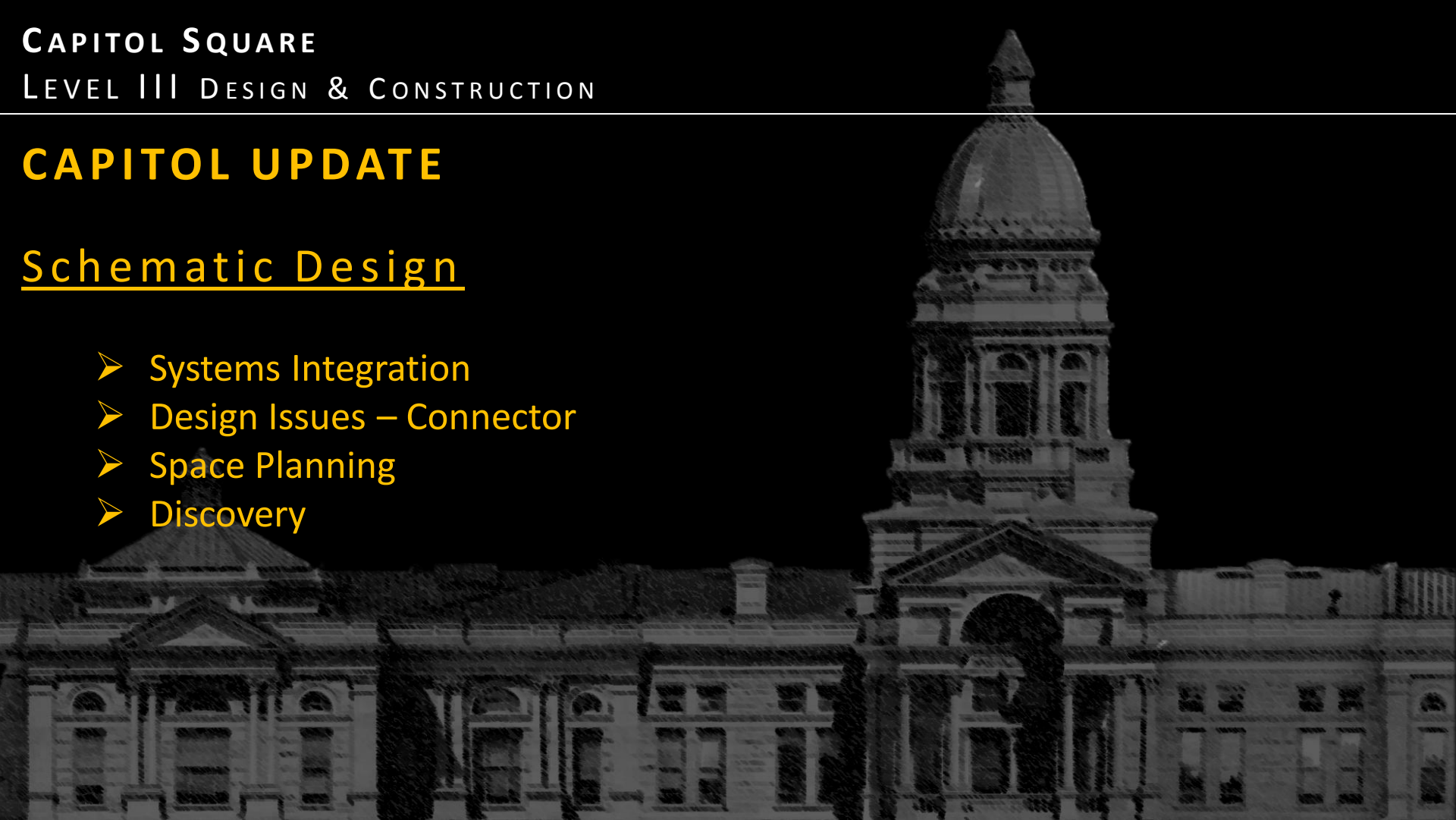
CAPITOL UPDATE



CAPITOL UPDATE

Schematic Design

- Systems Integration
- Design Issues – Connector
- Space Planning
- Discovery



CAPITOL UPDATE

Field Work

- Comprehensive Exterior Documentation
- Systems Coordination
- Discovery

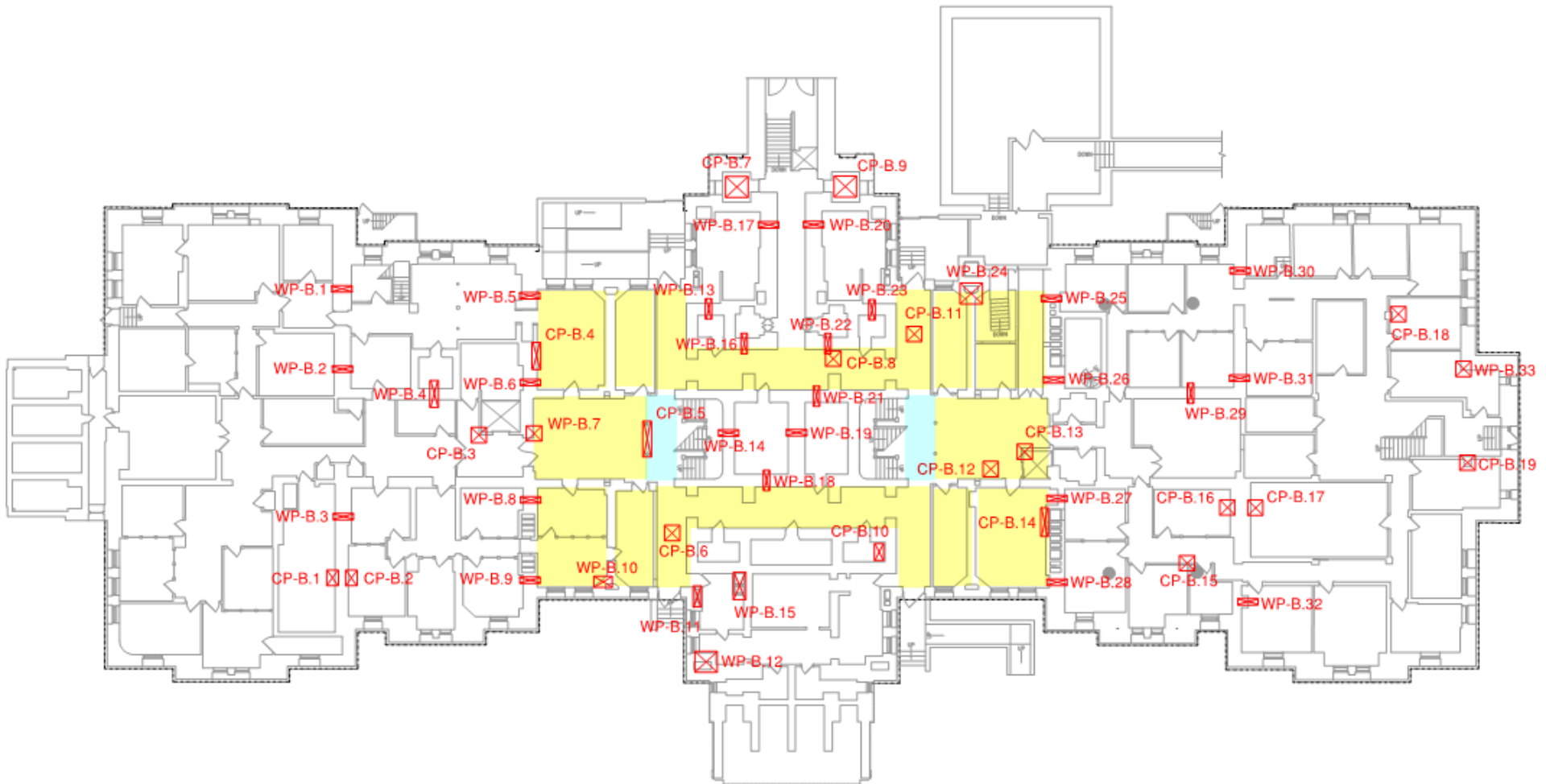


CAPITOL UPDATE

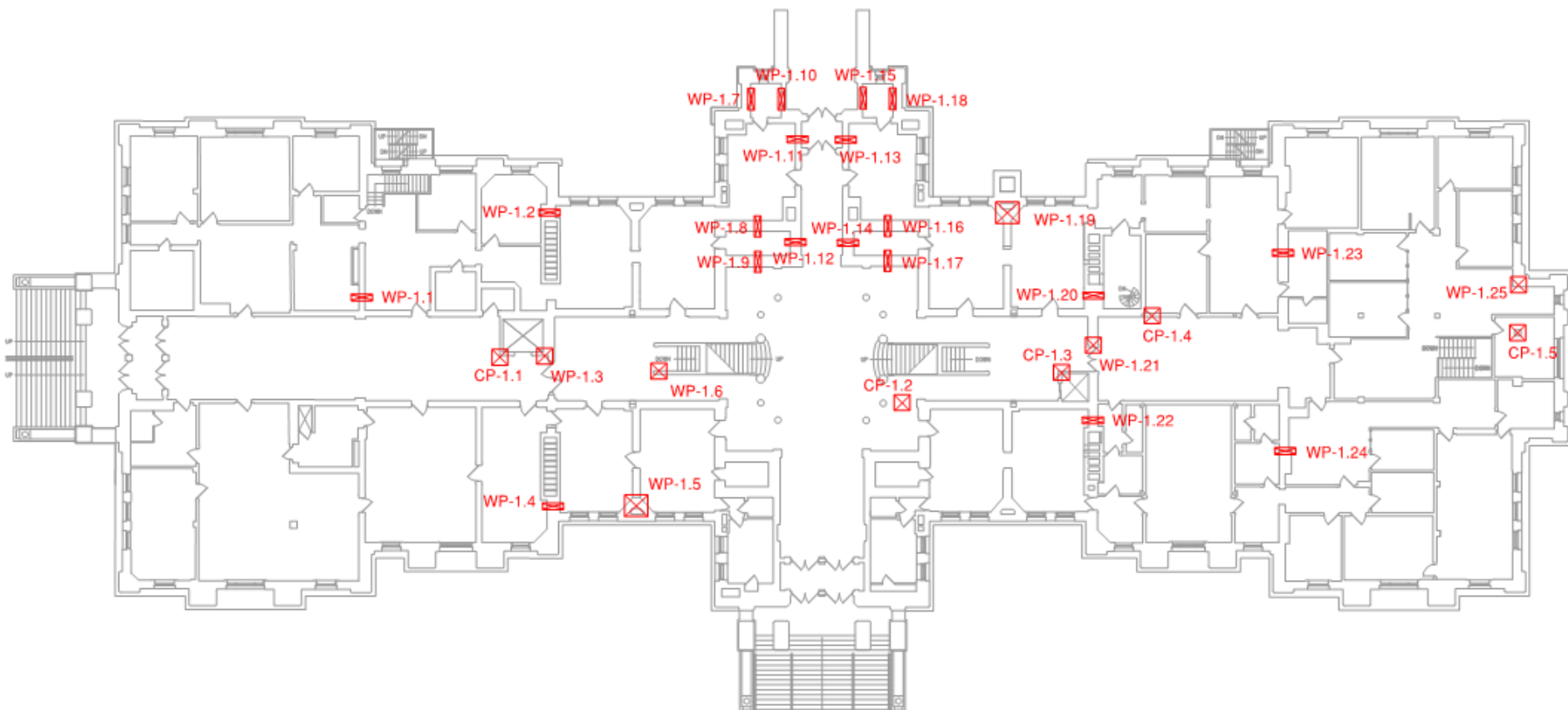
Building Fabric Identification & Analysis Package

- Destructive Examination & Probes
 - Structure
 - Assembly
 - Dimensional
- Material Testing
 - Stone, Mortar, Wood
 - Hazardous Materials
- Selective Removals
 - Window Cladding
 - Other?
- Finishes
 - Paints
 - Wood
 - Metals

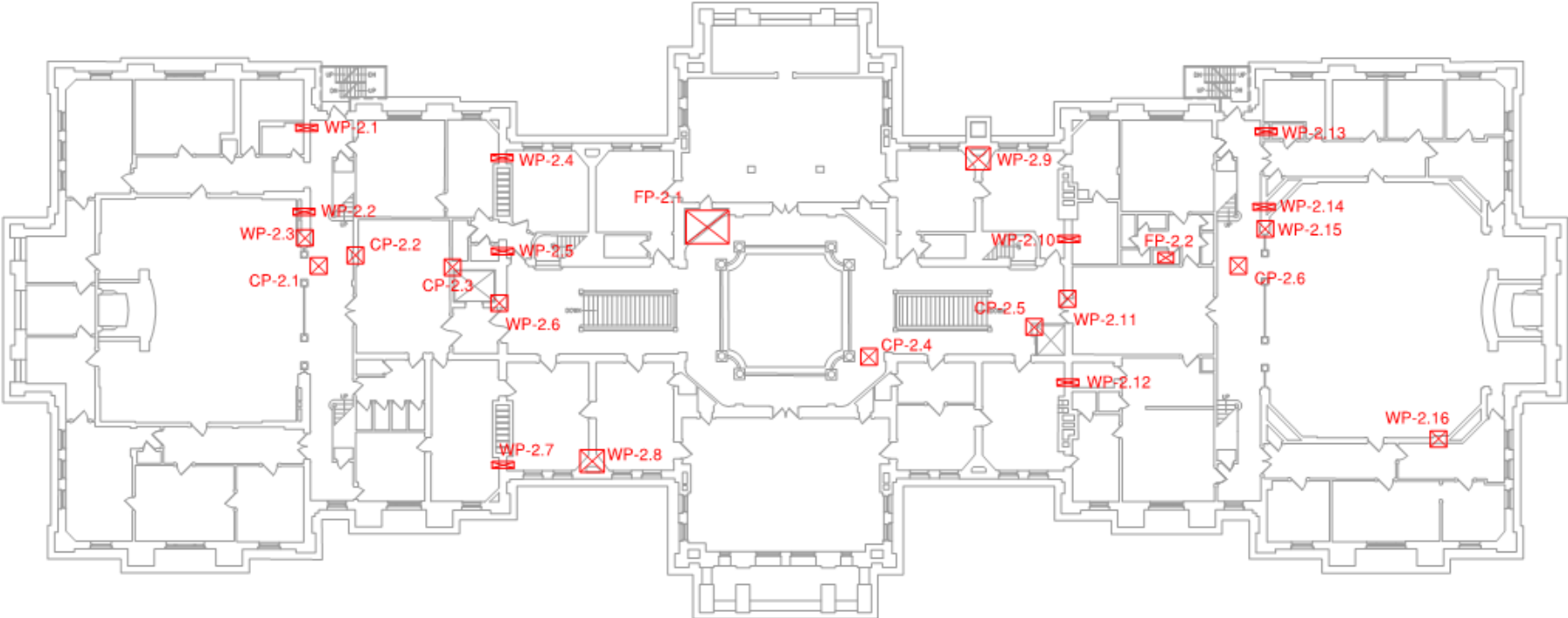
CAPITOL PROBES – LOWER LEVEL



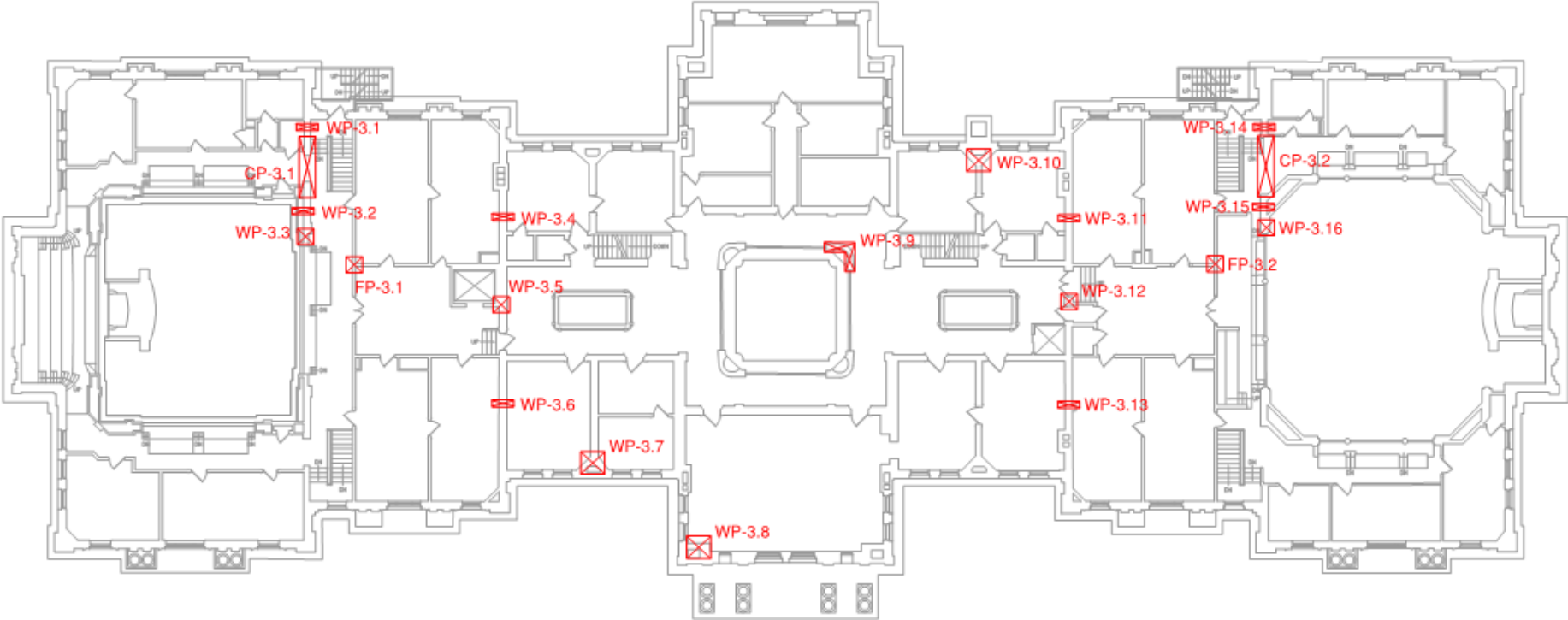
CAPITOL PROBES – 1ST LEVEL



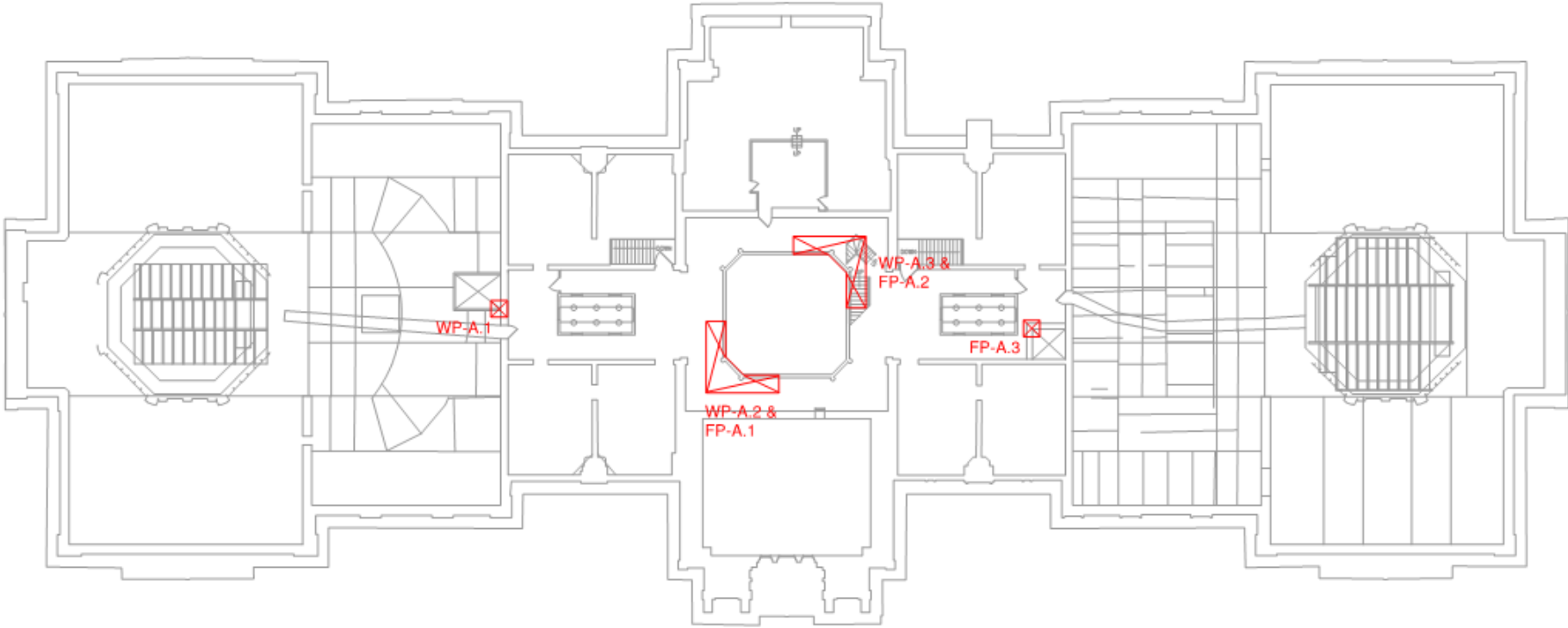
CAPITOL PROBES – 2ND LEVEL



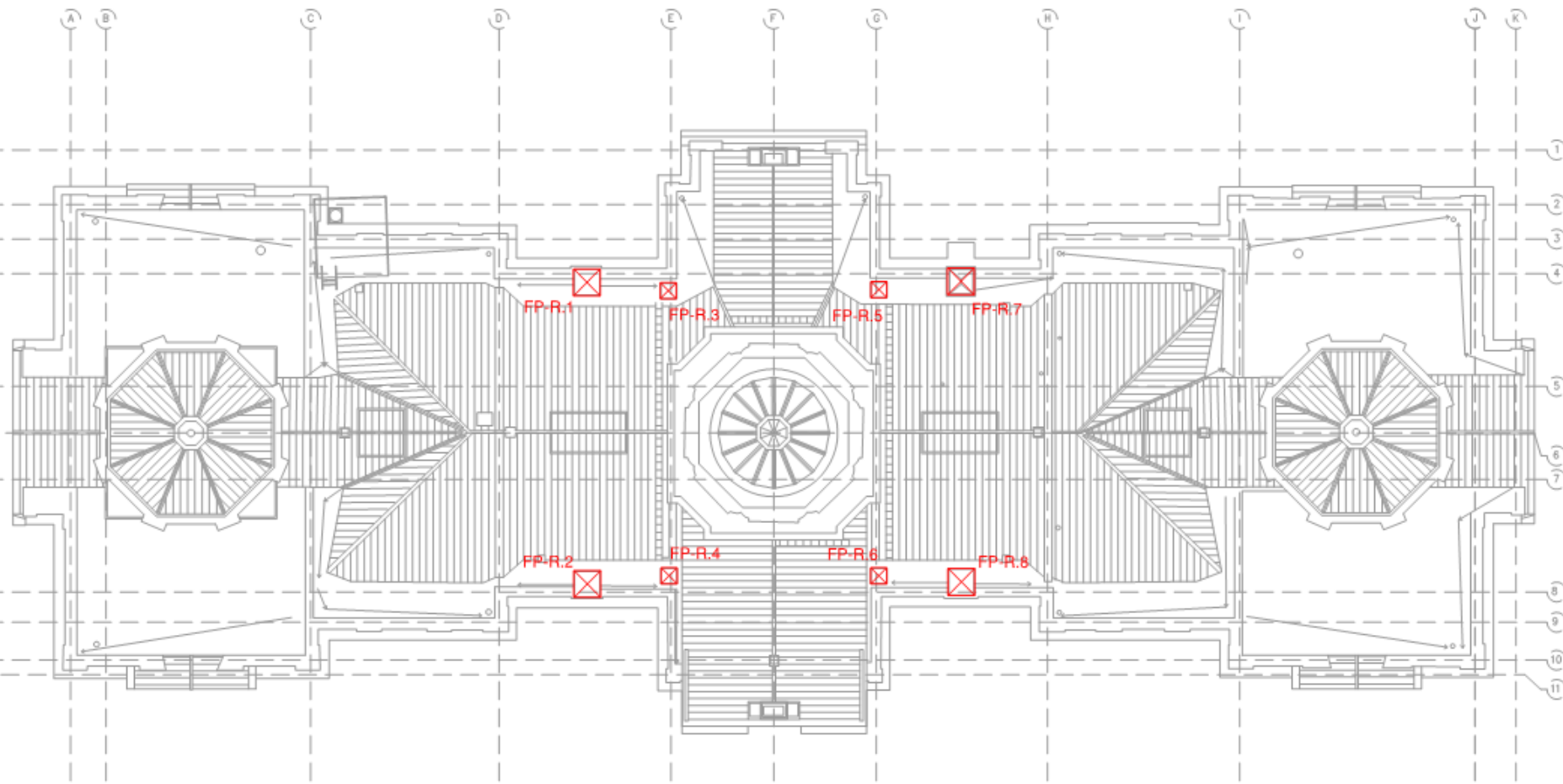
CAPITOL PROBES – 3RD LEVEL



CAPITOL PROBES – ATTIC LEVEL



CAPITOL PROBES – ROOF LEVEL



CAPITOL PROBES – ITEMIZED

Project: Wyoming State Capitol Job number: 15142 Probe Naming: XP - X .#
 Subject: Probe List Date: 22-Apr-2014 Type of Probe (C-ceiling, F-floor, W-wall) Floor Level of Probe Work Probe Number

Probe	Level of Framing Being Verified	A&I/W&D /CM	Type of probe and/or photo	Purpose	Probe Procedure Details
Basement					
CP-B.1	First Floor			Document beam to masonry wall connection	Expose one side of beam in masonry pocket to full depth of beam . Drill slab from below to provide thickness of slab. Verify if slab is embedded in masonry wall.
CP-B.2	First Floor			Document beam to masonry wall connection	Expose one side of beam in beam pocket to full depth of beam and remove enough fill above corrugated arch to underside of finish floor to verify height of arch. Avoid damaging finish floor above. Perform 3" core through load bearing masonry wall to document construction and thickness of wall. Avoid damaging embedded beam on other side of wall.
CP-B.3	First Floor			Verify floor framing around elevator opening	Remove sheetrock to access floor system above. Expose framing interaction between elevator shaft and floor framing. Ensure ability to measure all structural framing at this intersection. It will be preferable to perform probe above dropped ceiling to avoid damaging wall finishes.
CP-B.4	First Floor			Verify wood headered framing assembly at perimeter of masonry chase	Remove sheetrock below header and joist where steel plate reinforcing detail is located to allow enough access to understand purpose of reinforcing and size and span of joists.
CP-B.5	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough to get full height of joist without damaging floor finishes above. Verify Lally column terminates below first floor framing.
CP-B.6	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough (without destabilizing finish floor above) to measure full height of joist.
CP-B.7	First Floor			Verify floor framing construction in this room	Remove plaster ceiling to view framing of floor from below.
CP-B.8	First Floor			Probe through sheetrock to verify floor system	Remove sheetrock to dimension joists and spacing of joists. If deafening is present, remove enough (without destabilizing finish floor above) to measure full height of joist.
CP-B.9	First Floor			Verify floor framing construction in this room	Remove plaster ceiling to view framing of floor from below.

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

HERSCHLER UPDATE



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

HERSCHLER UPDATE

Design Presentation

Tom Trenolone, HDR

Detail Development

Jeff Fleischer, HDR





Wyoming



TM

forever west™

WYOMING CAPITOL SQUARE DESIGN

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

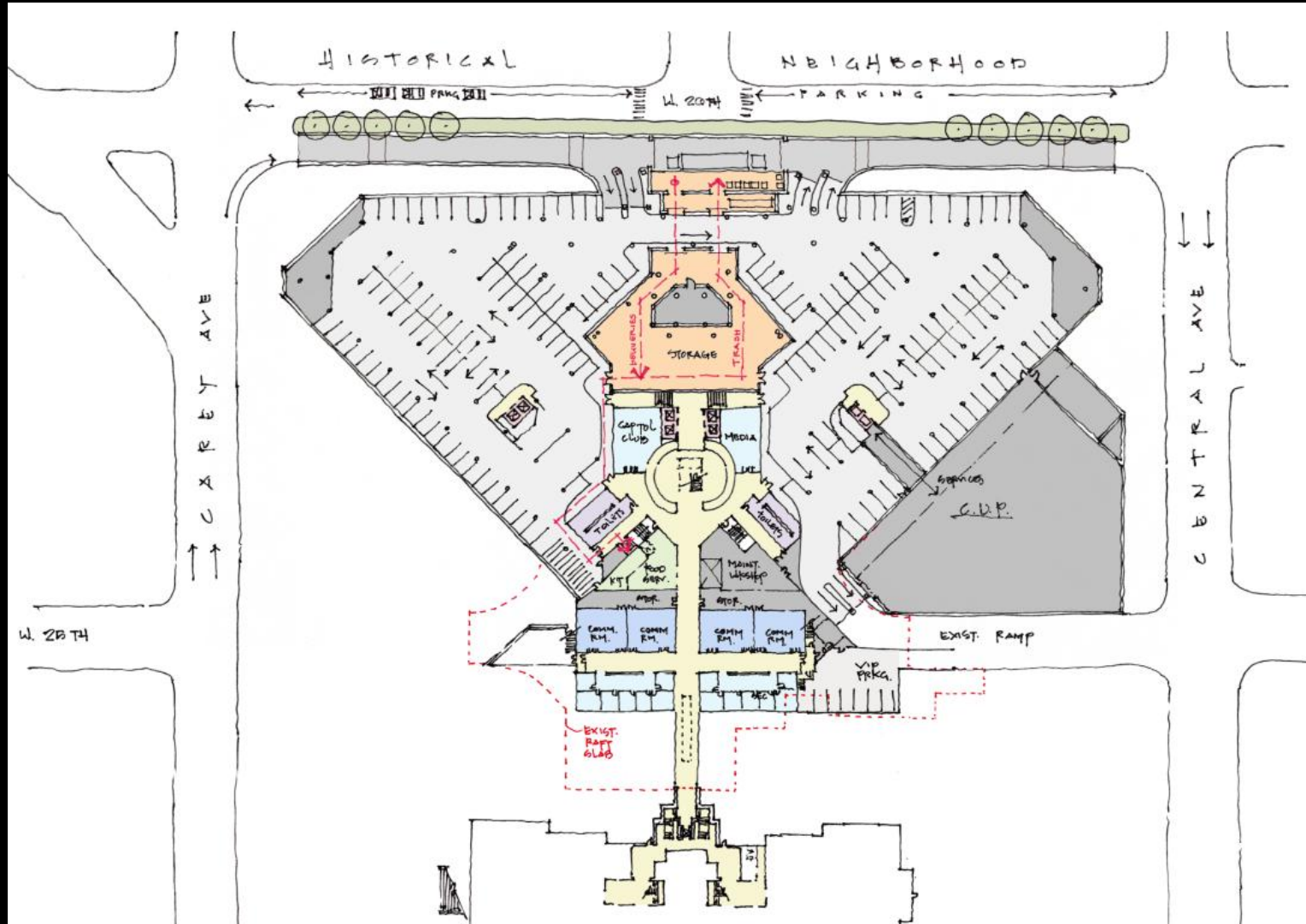
HERSCHLER UPDATE

Design Presentation
Tom Trenolone, HDR

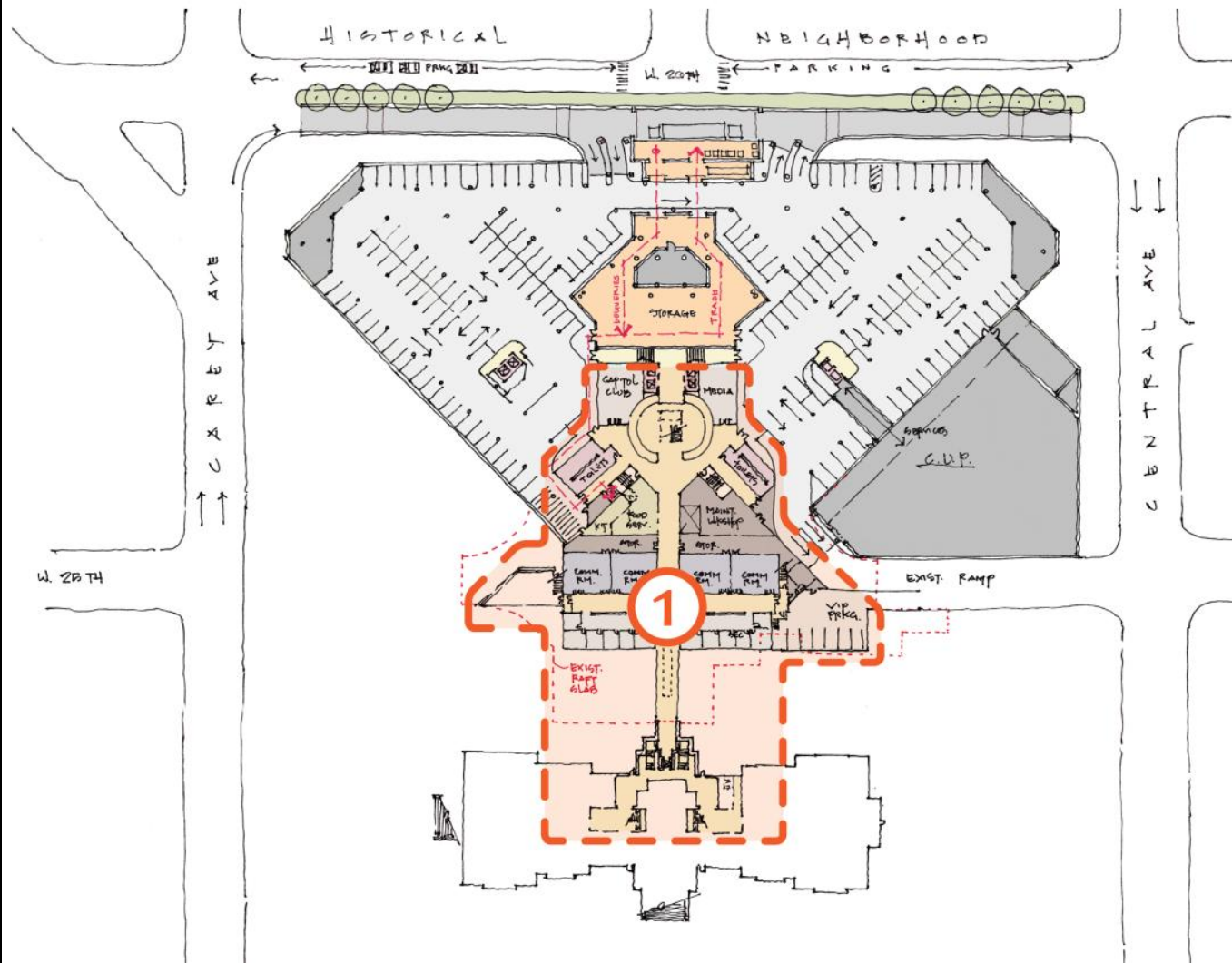
Detailed Development
Jeff Fleischer, HDR



Basement Plan

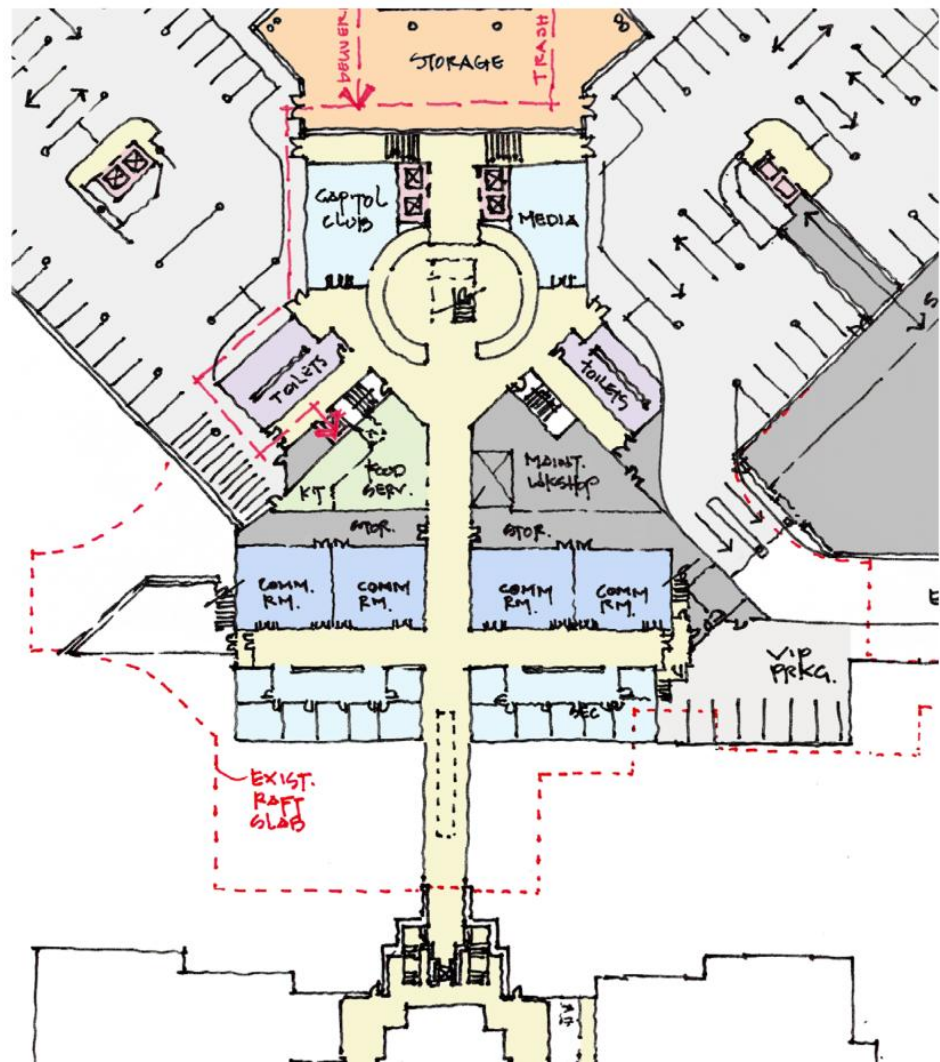


1



Enlarged Connector

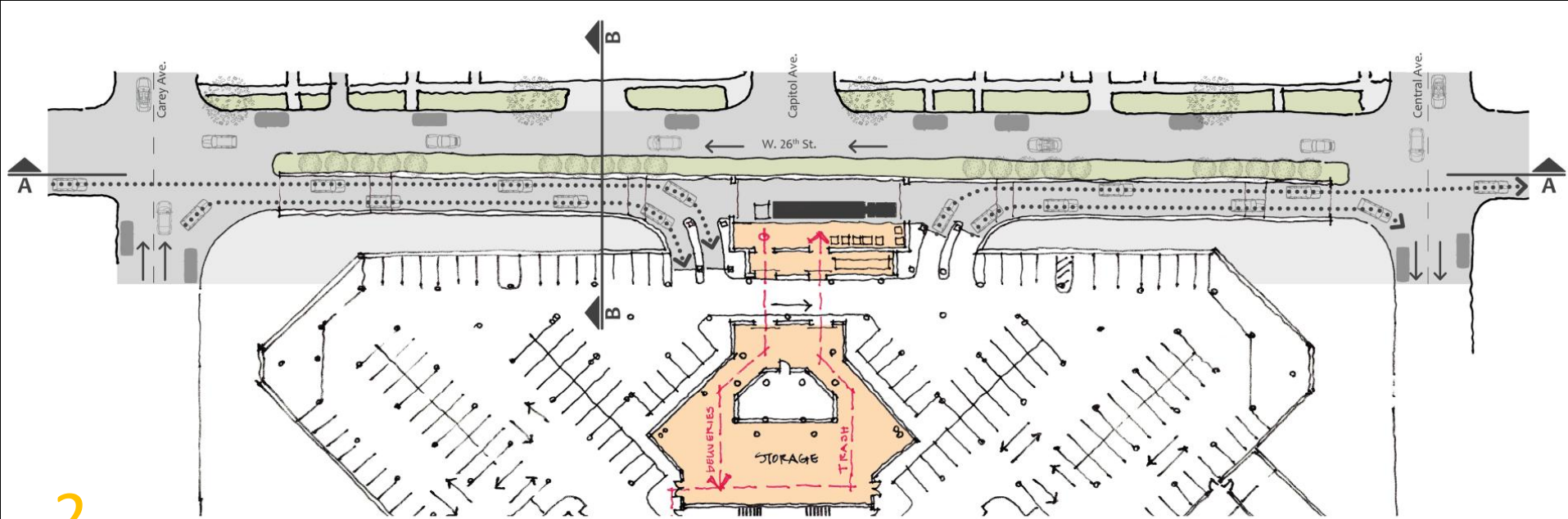
1



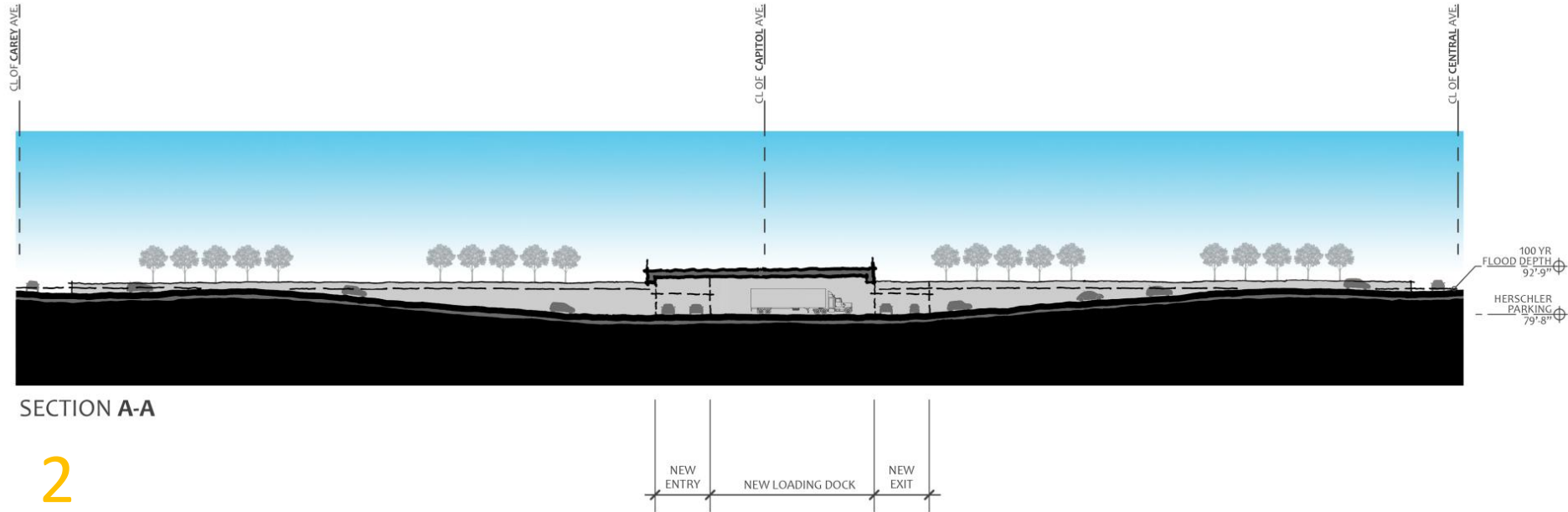
Hand-drawn site plan of the Capitol Mall project. The plan shows a central building complex with various rooms labeled: "Capitol Club", "Media", "Paint Workshop", "Exhibit Hall", "Comm. Rm.", "Gym", "Vip Pkgs.", "Exst. Ramp", "Exst. Ramp Along", "Storage", "Tram", "Historical", "Neighborhood", "Parking", "Caret Ave", "Larkin Ave", "W 20th", "Caret Ave", "Larkin Ave", "W 20th". A red dashed line outlines the project area. A red circle with the number "2" is placed near the top center. Arrows indicate traffic flow and parking directions.

2

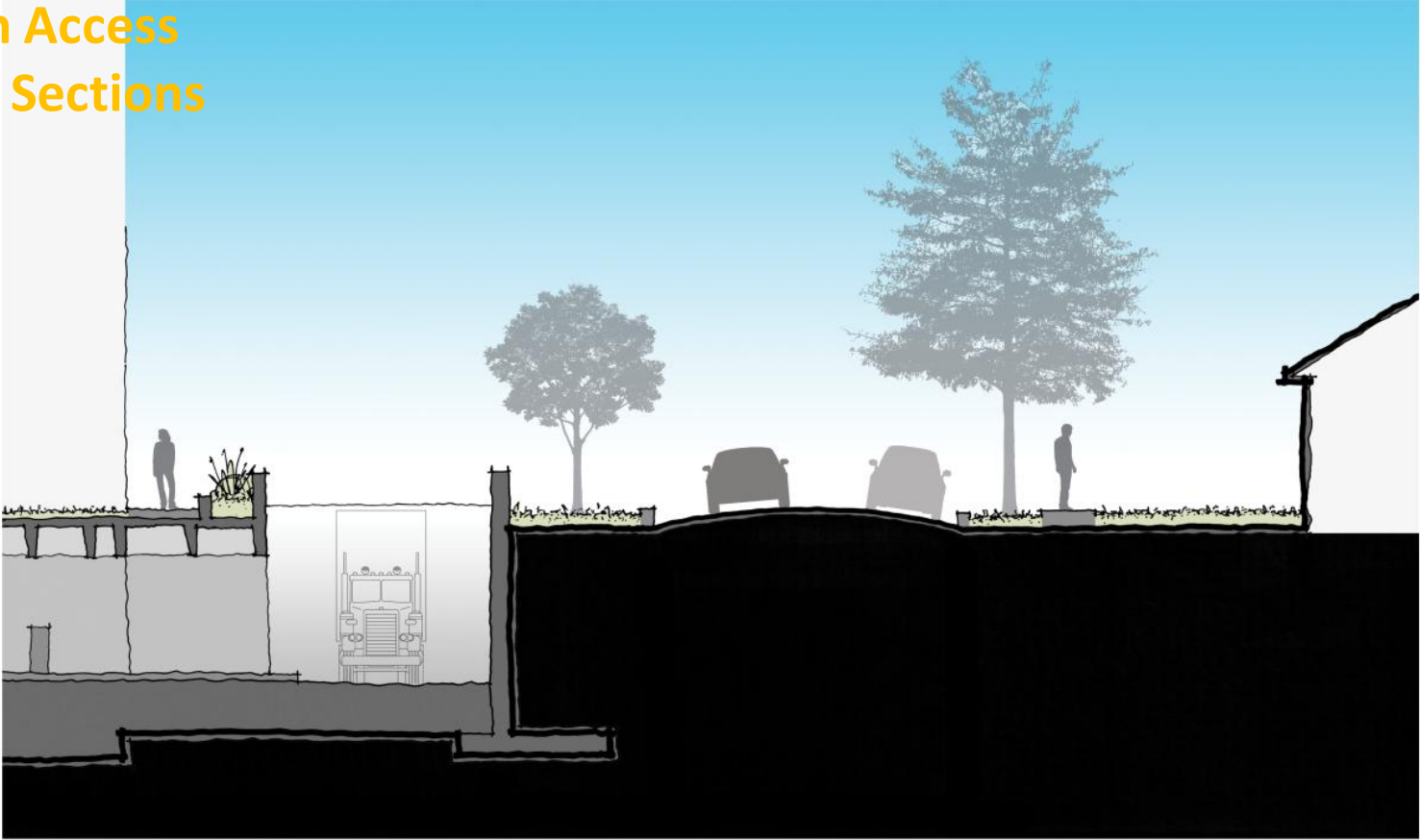
North Access Drive and Dock Plan



North Access Drive Sections



North Access Drive Sections



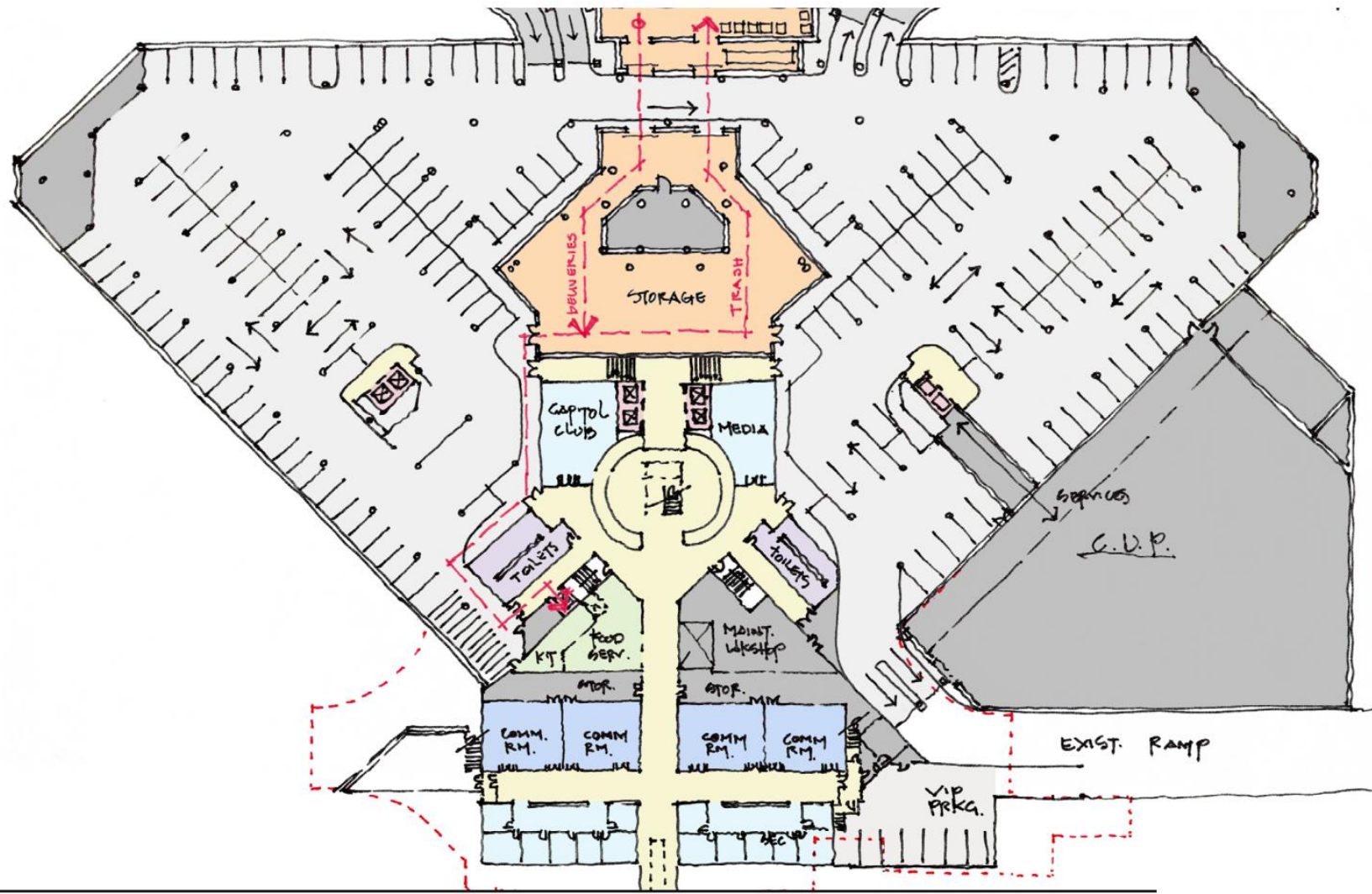
2

SECTION B-B

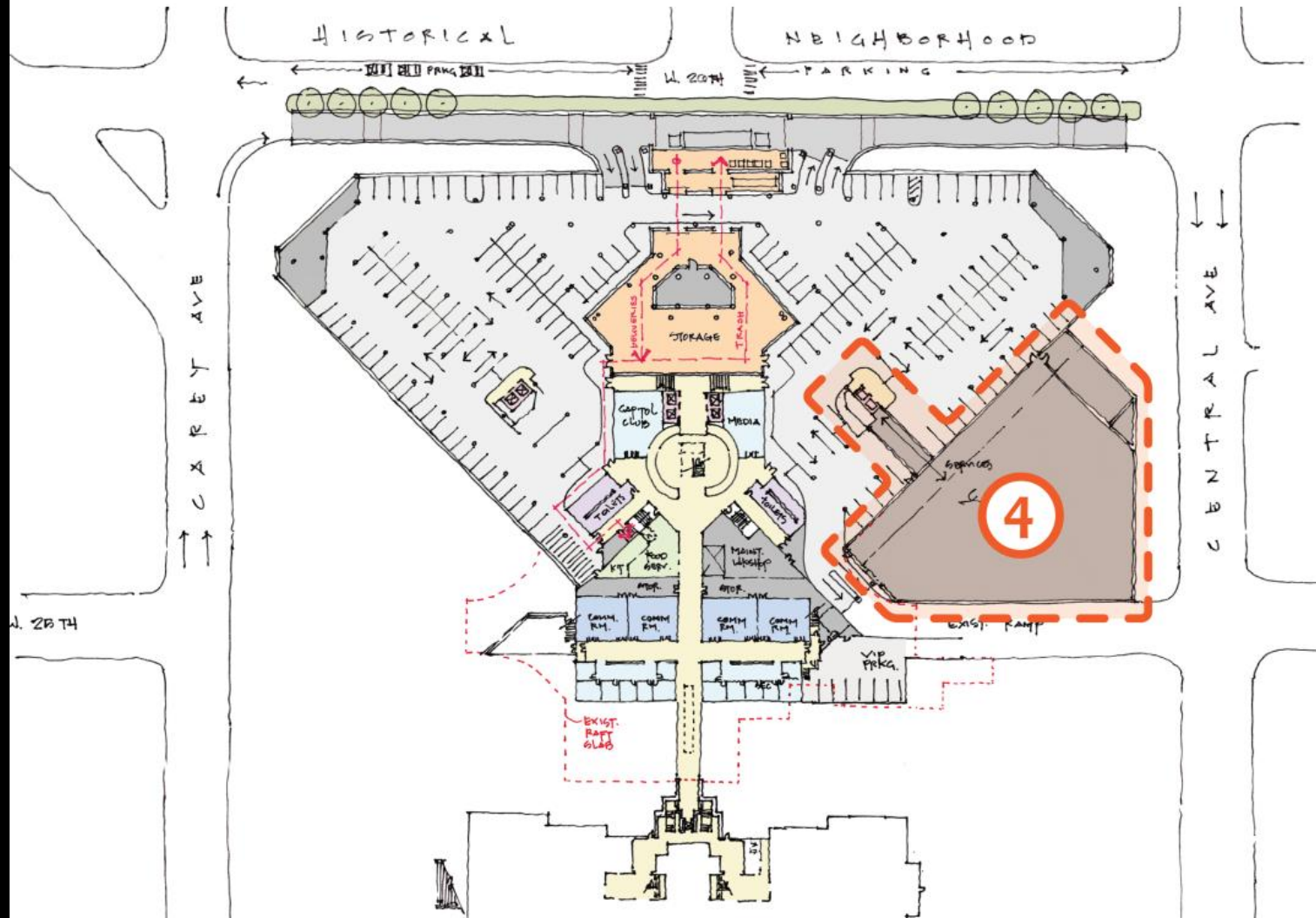


Capitol Square

3

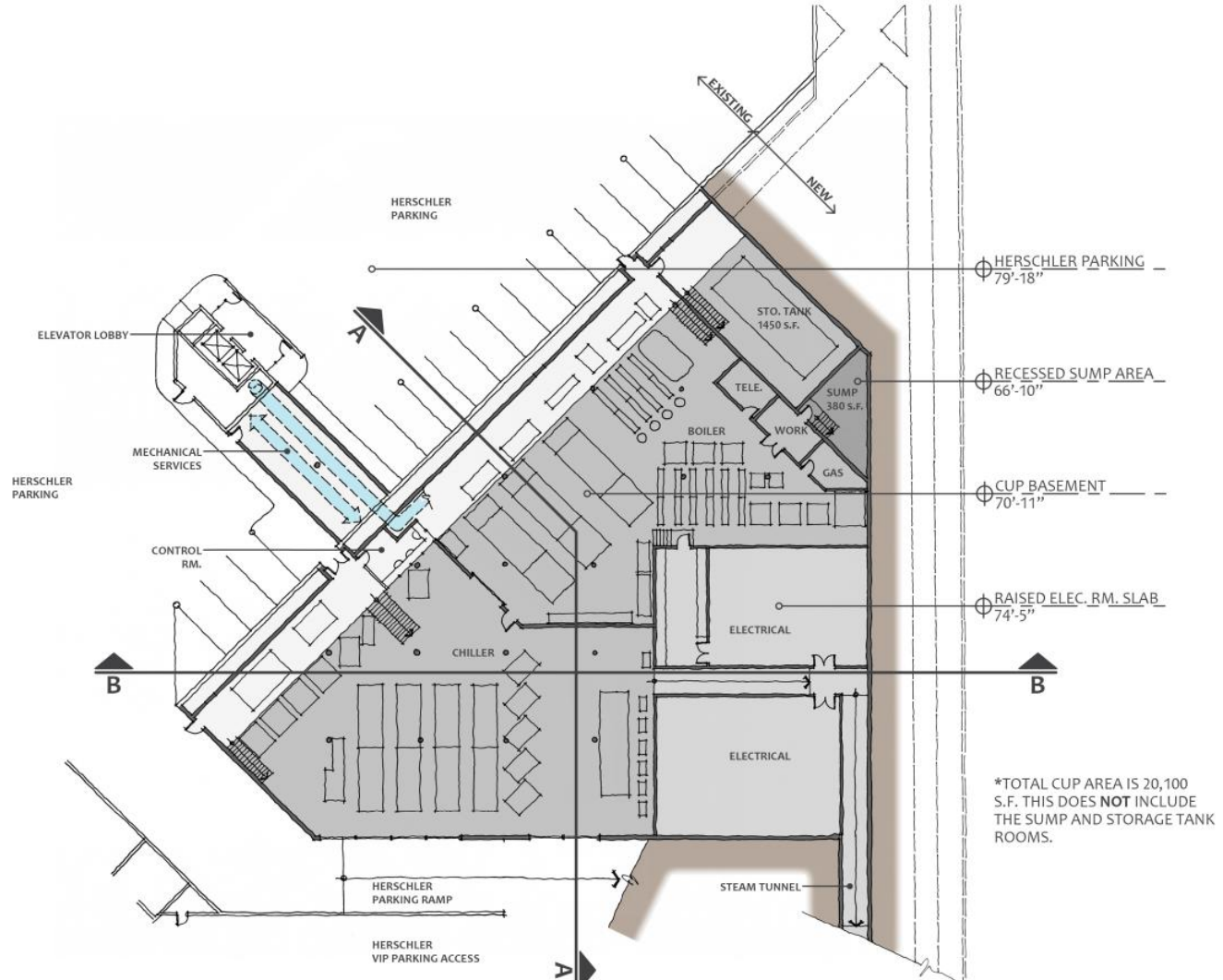


4

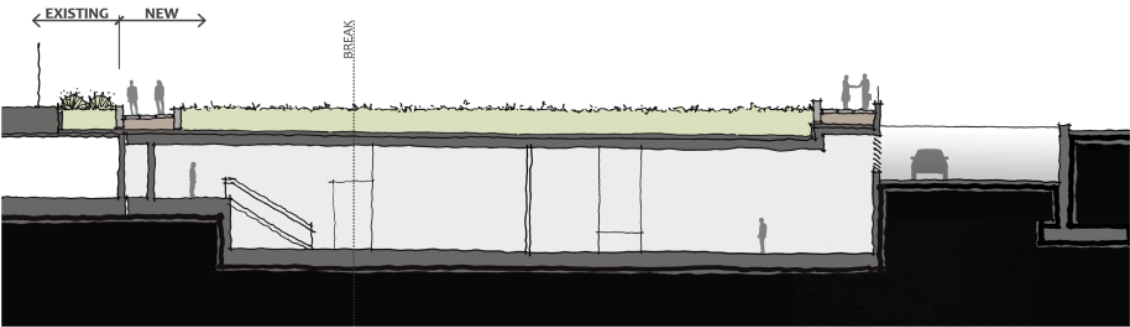


Central Utility Plant Plan

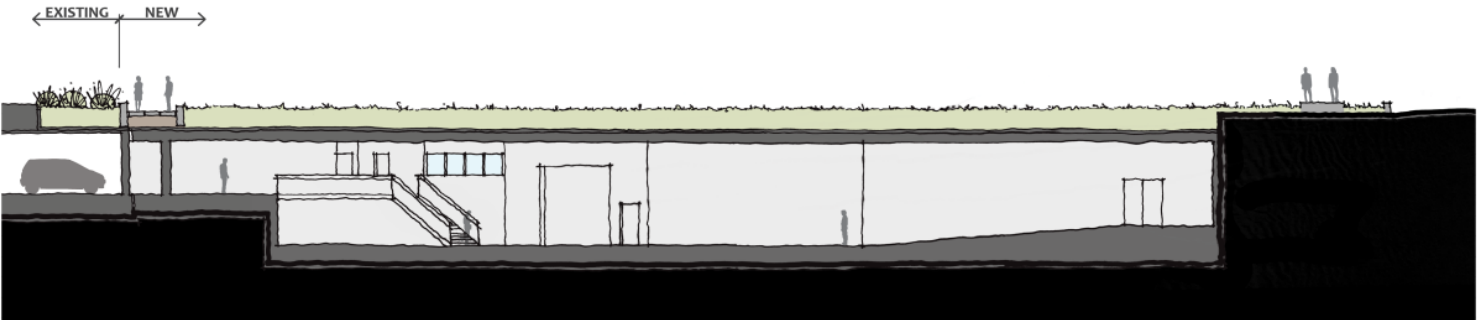
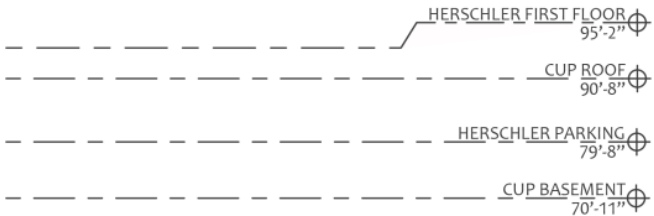
4



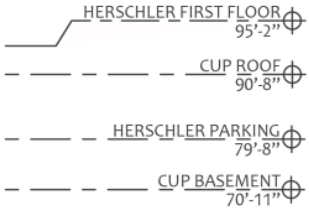
Central Utility Plant Sections



SECTION A-A



SECTION B-B



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

HERSCHLER UPDATE

Discussion



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

PARKING SITES

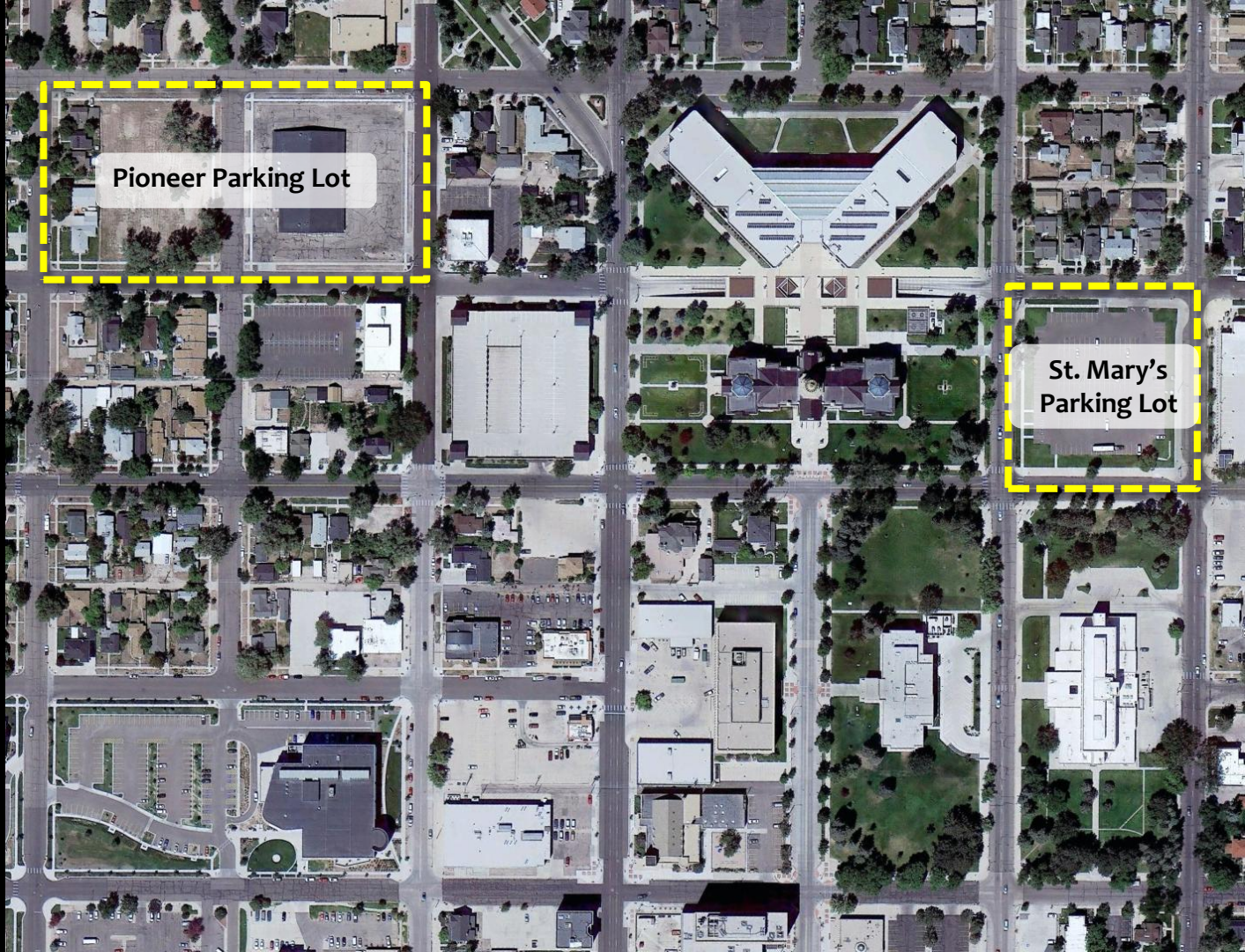
Lance Thies, HDR

Pioneer Site

St. Mary's Site



Pioneer and St. Mary's Parking Lots

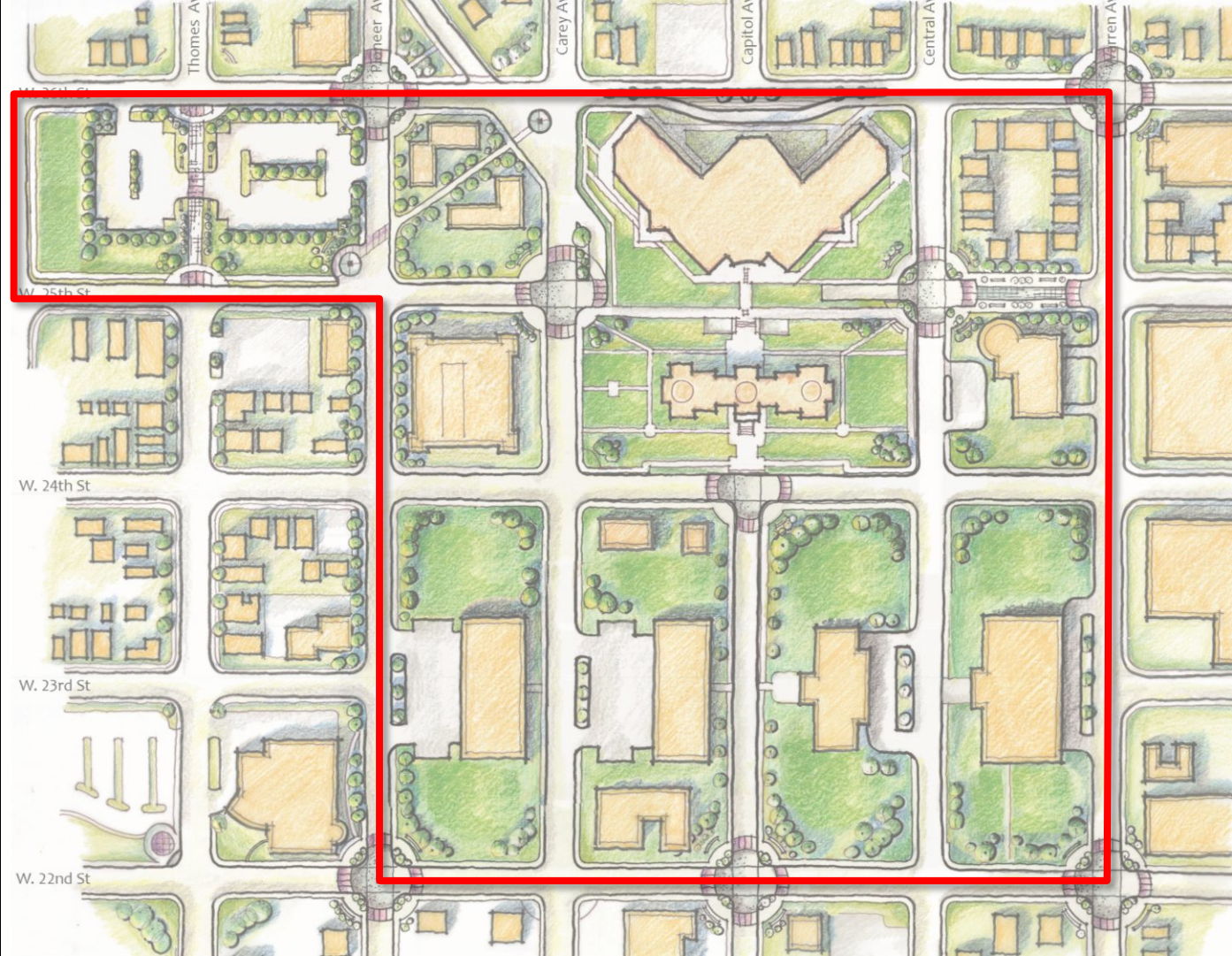


Pioneer Parking Lot

St. Mary's
Parking Lot

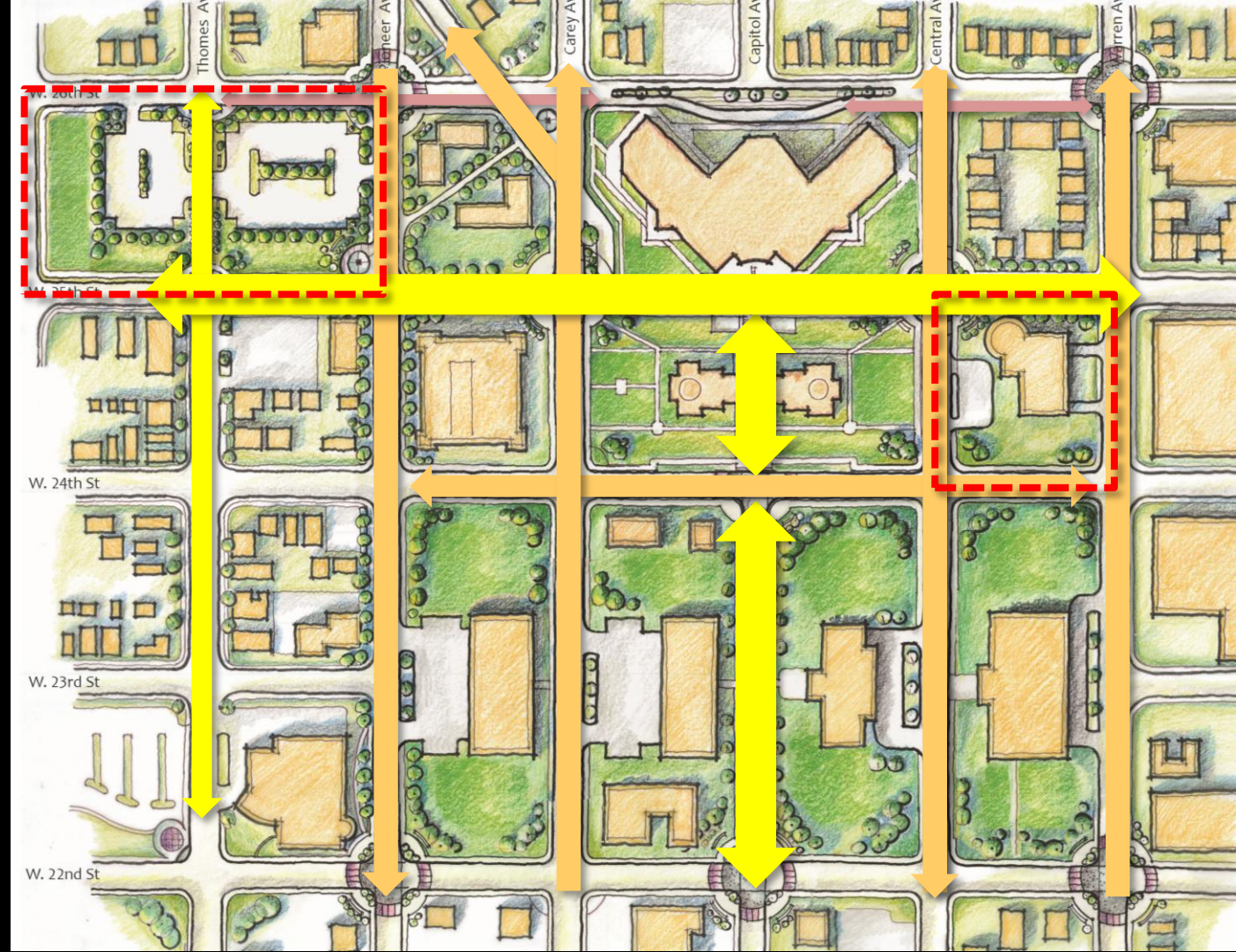
Campus as precedent

Materiality
Detailing
Alignments of walkways
Lighting
Plant material
Appearance

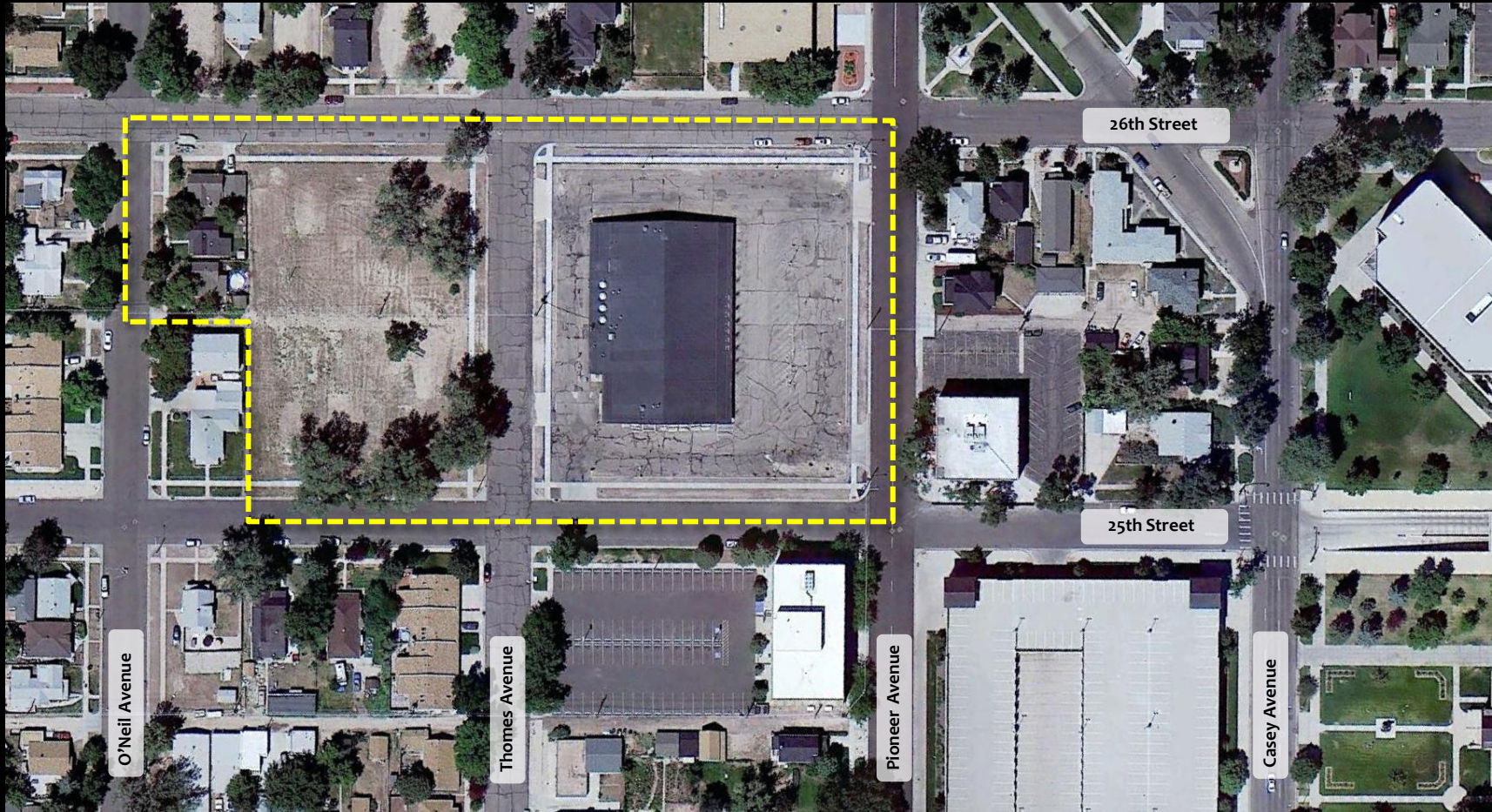


Organization and Connections

Primary Routes
Secondary Routes
Tertiary Routes



Pioneer Parking Lot Area



Pioneer Objectives

Gain consensus on:

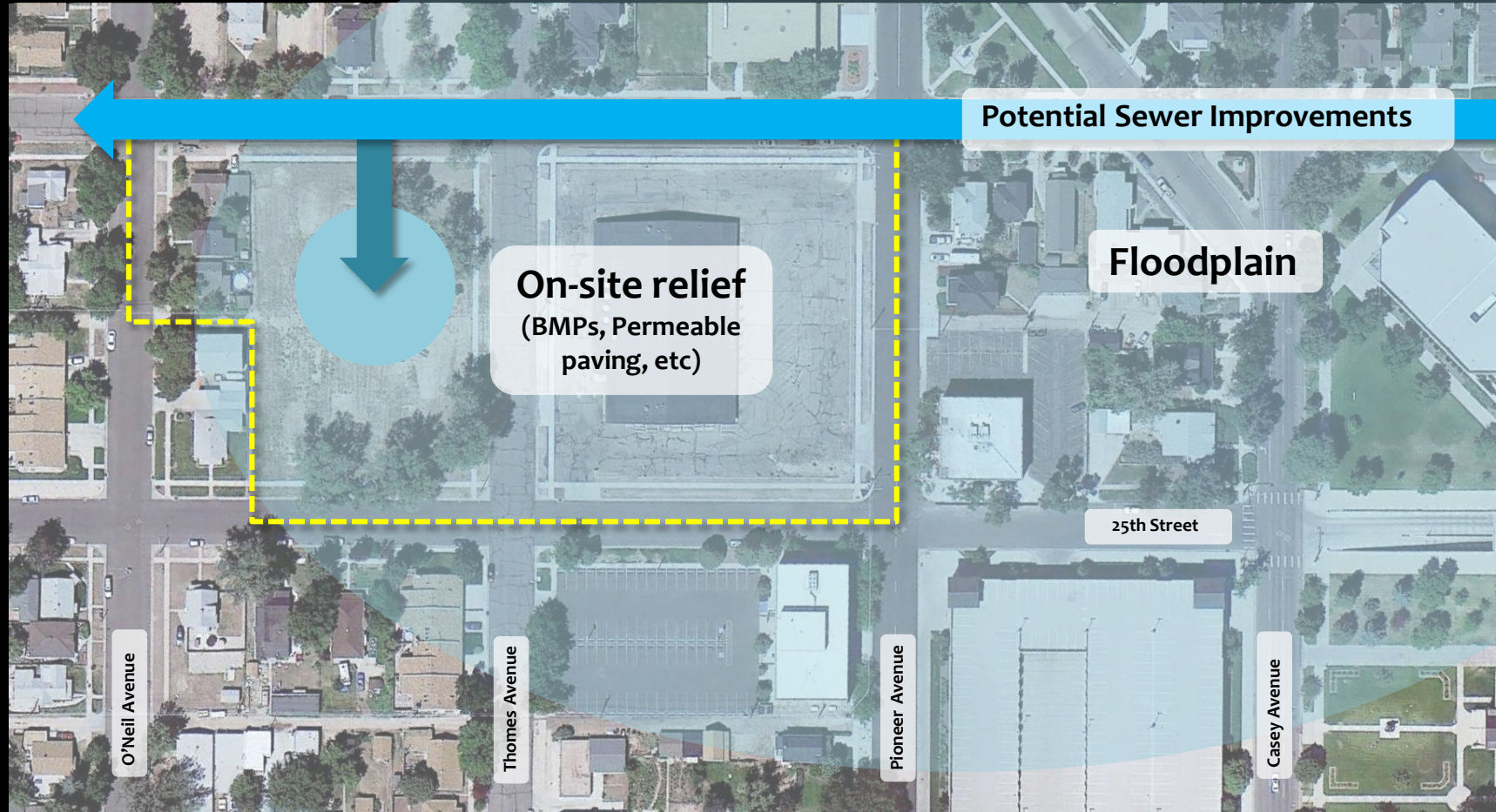
Single Parking lot layout plan

Separating Improvements

Materials

Project Schedule

Stormwater Opportunities



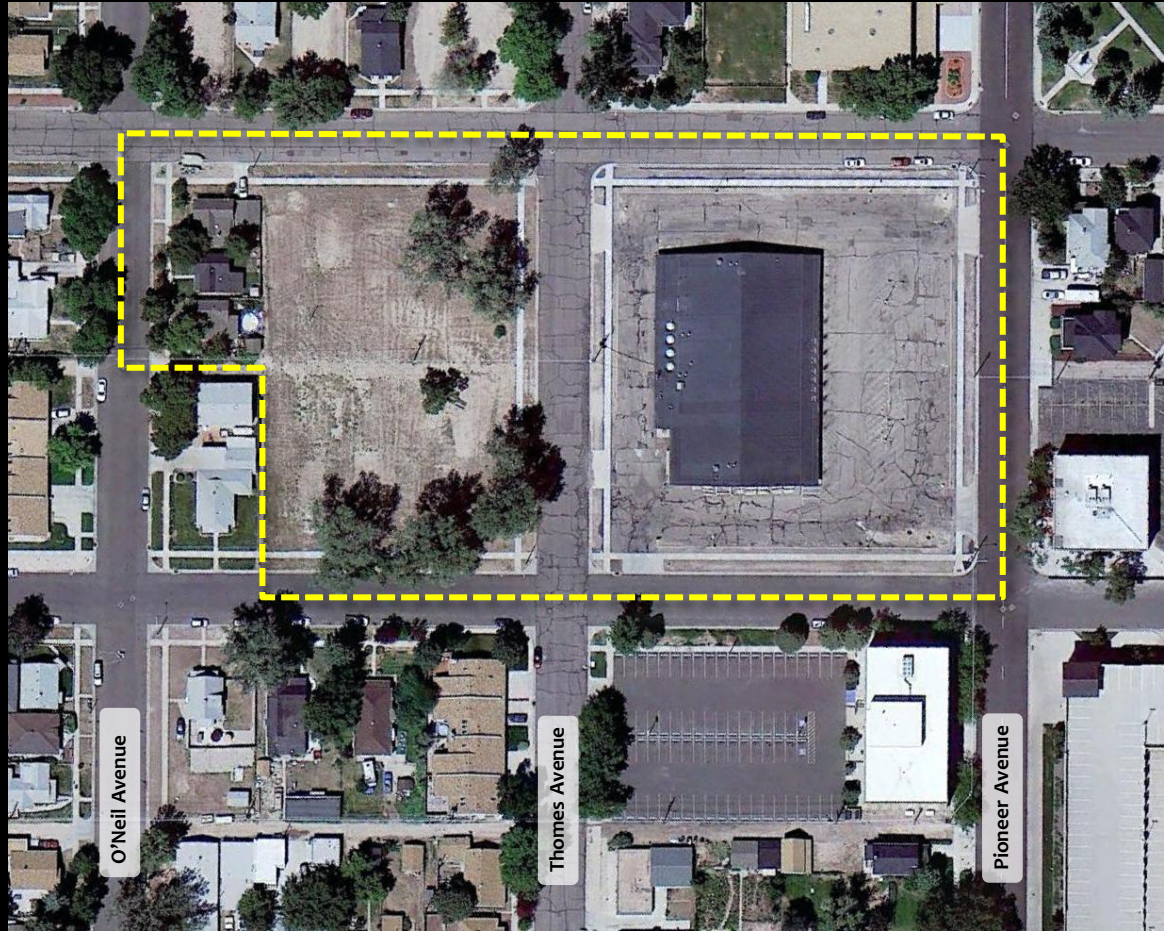
Programmatic Elements

Capitol Campus parking
need because of the
Herschler addition

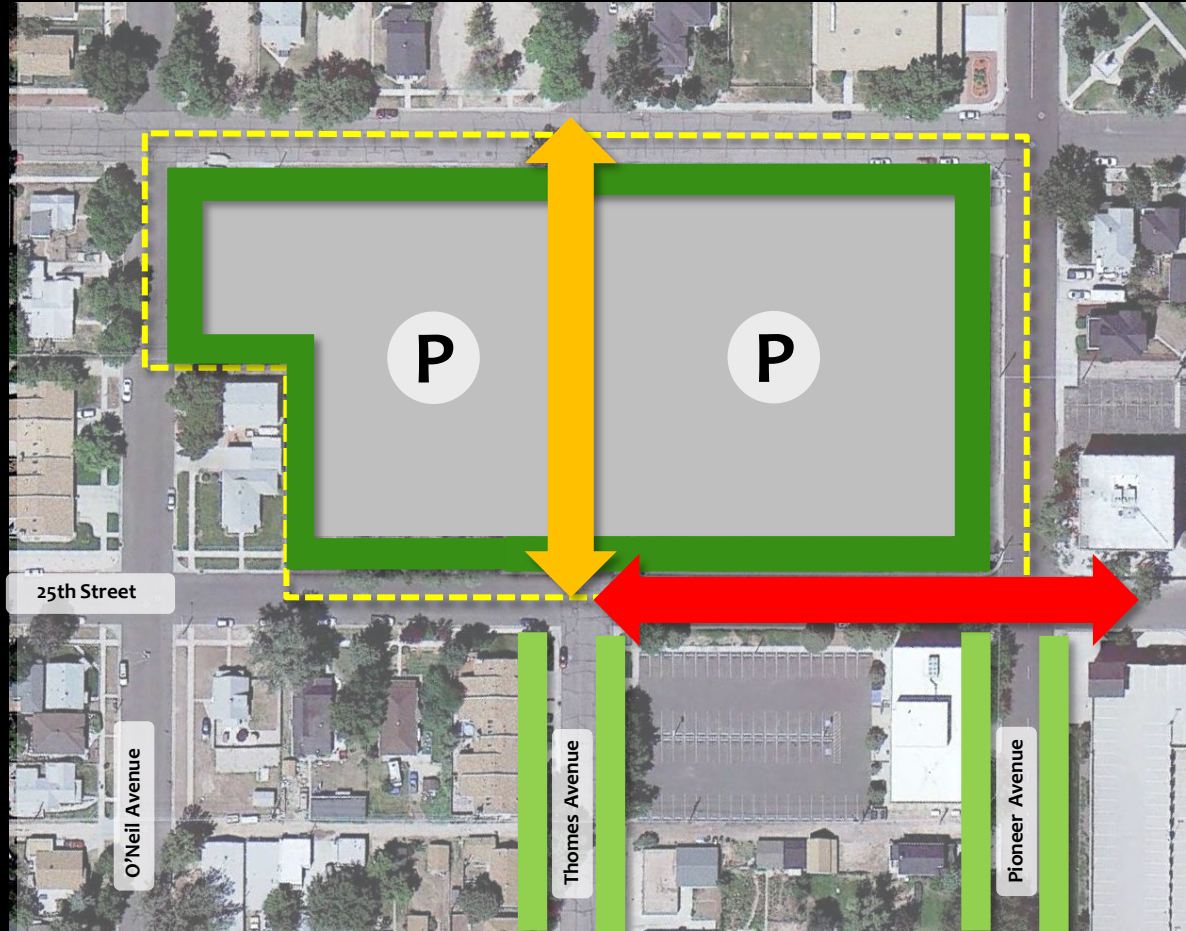
Open Space /
Connection to Capitol

Pedestrian Enhancements

Potential Stormwater
improvements



Framework Plan

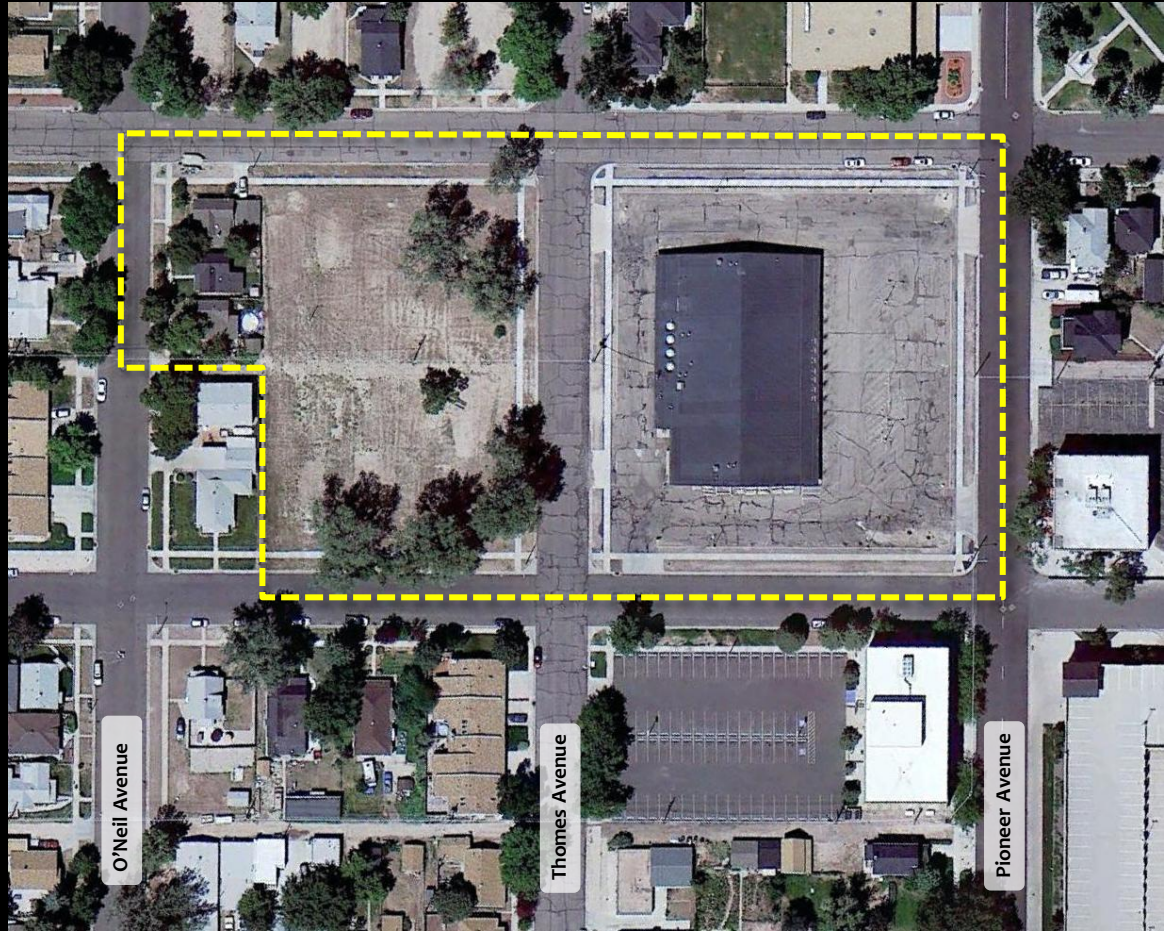


Design Criteria

Parking for 200 cars
(1/400 SF @ 80K Addition)

Code requirements
for landscape / layout

Access to storm sewer

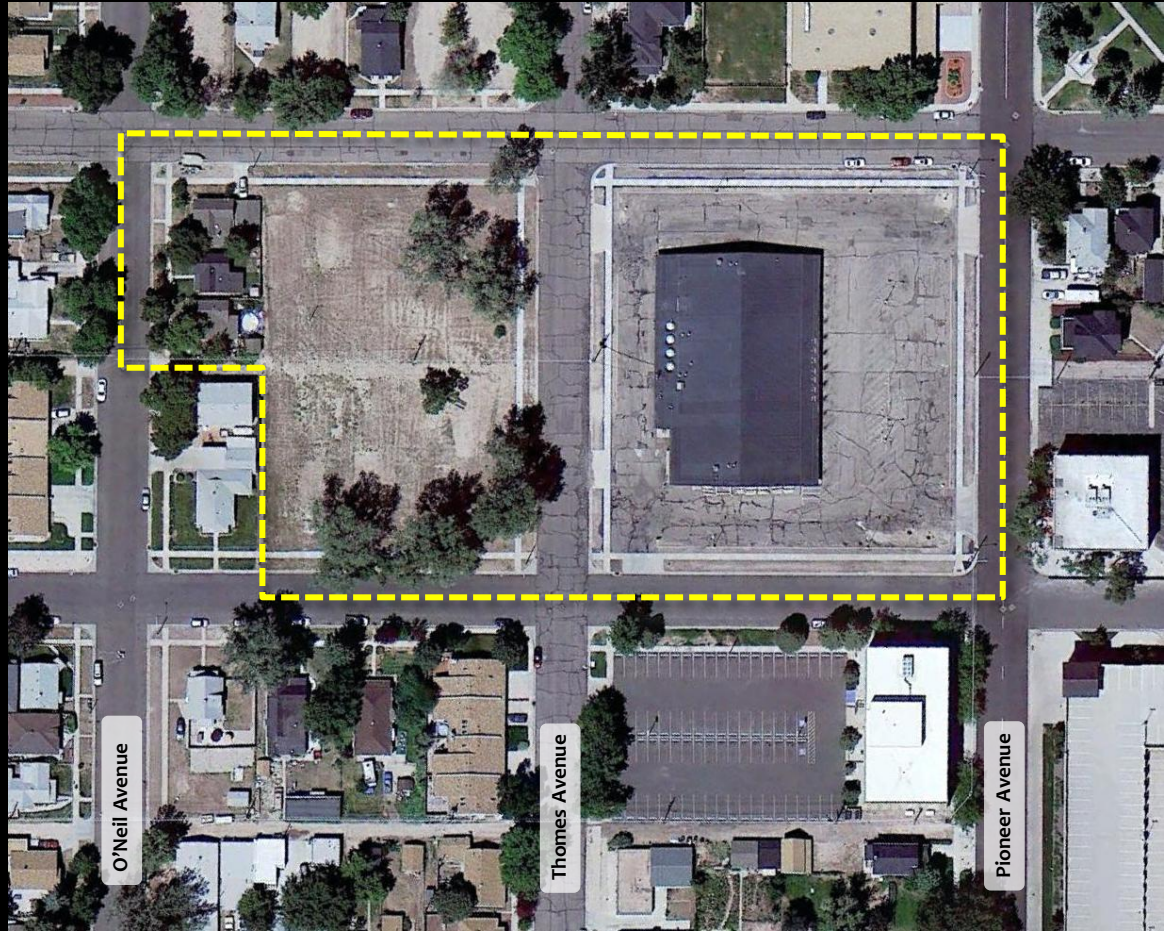


Design Criteria

Stormwater
improvements

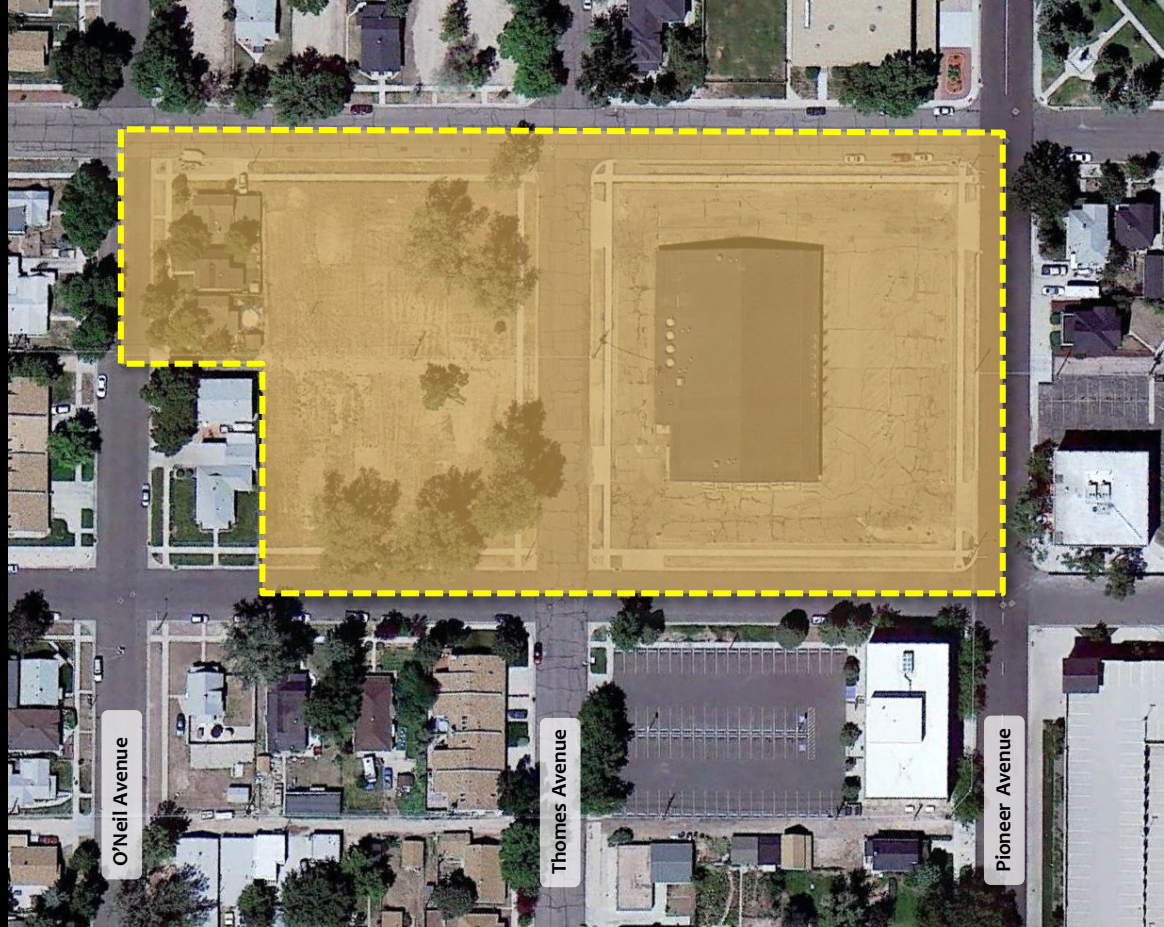
New Capitol site
improvements and details

Speed to construct

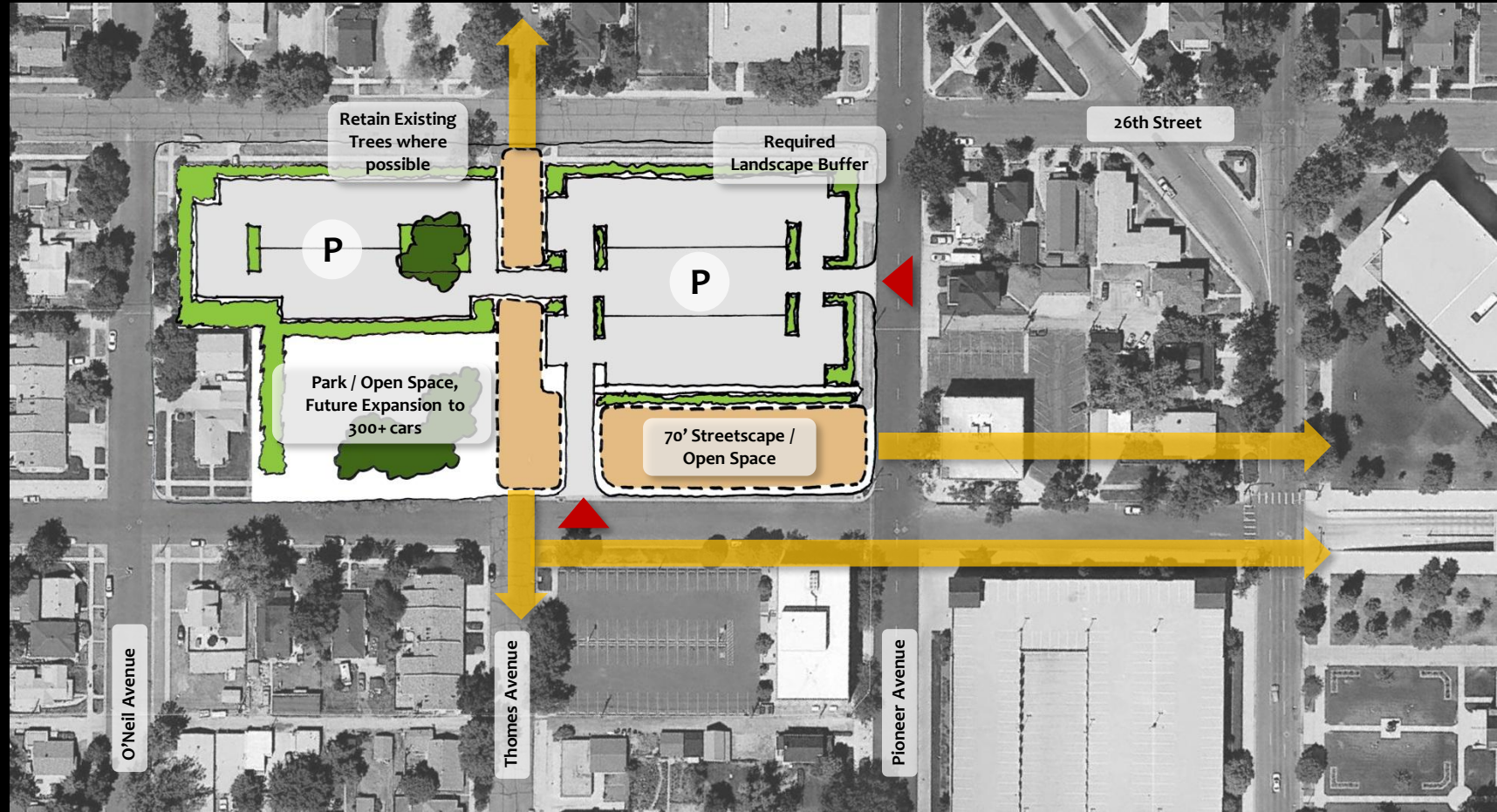


Design Concepts

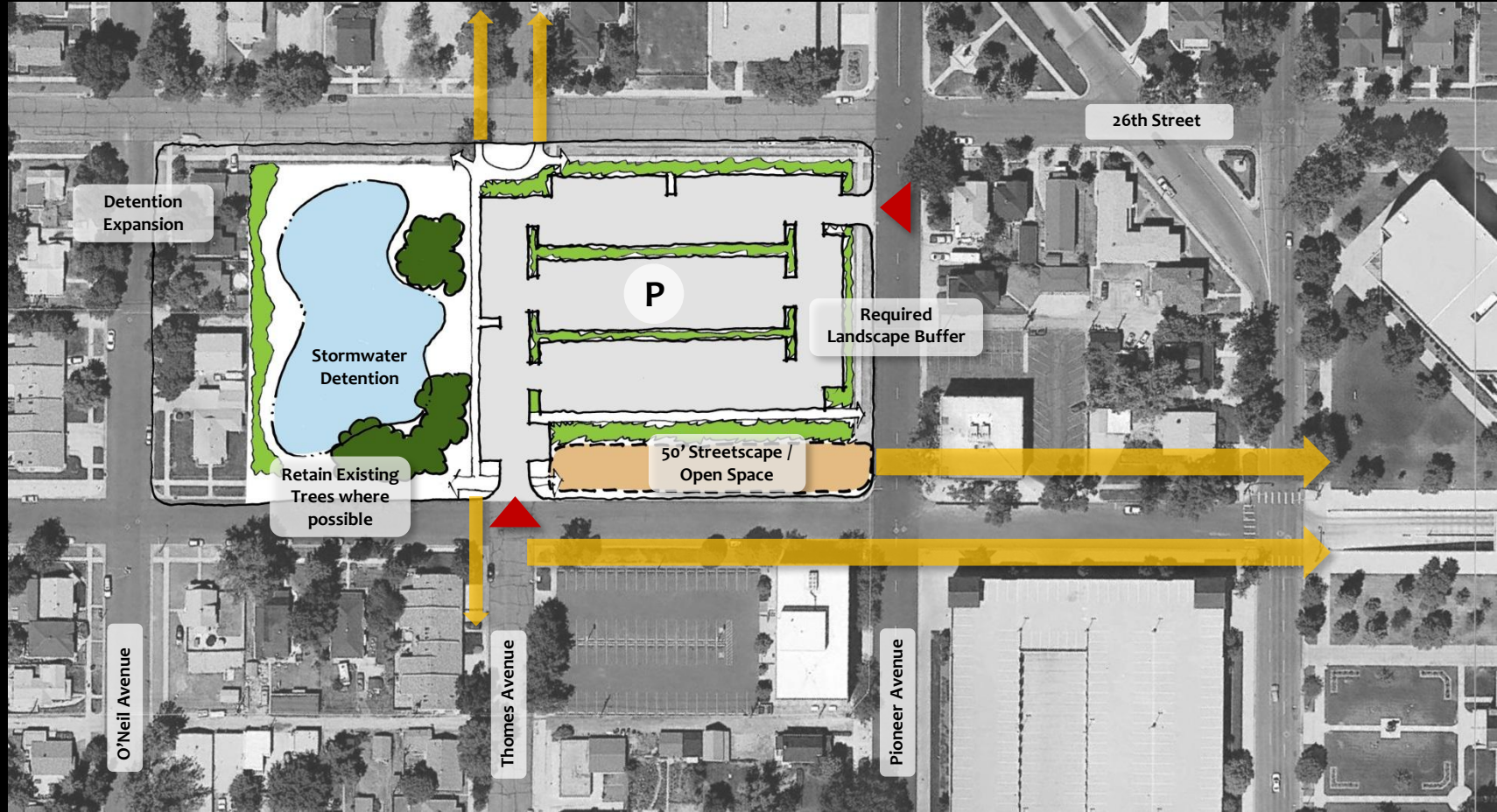
3 Concepts / 3 approaches



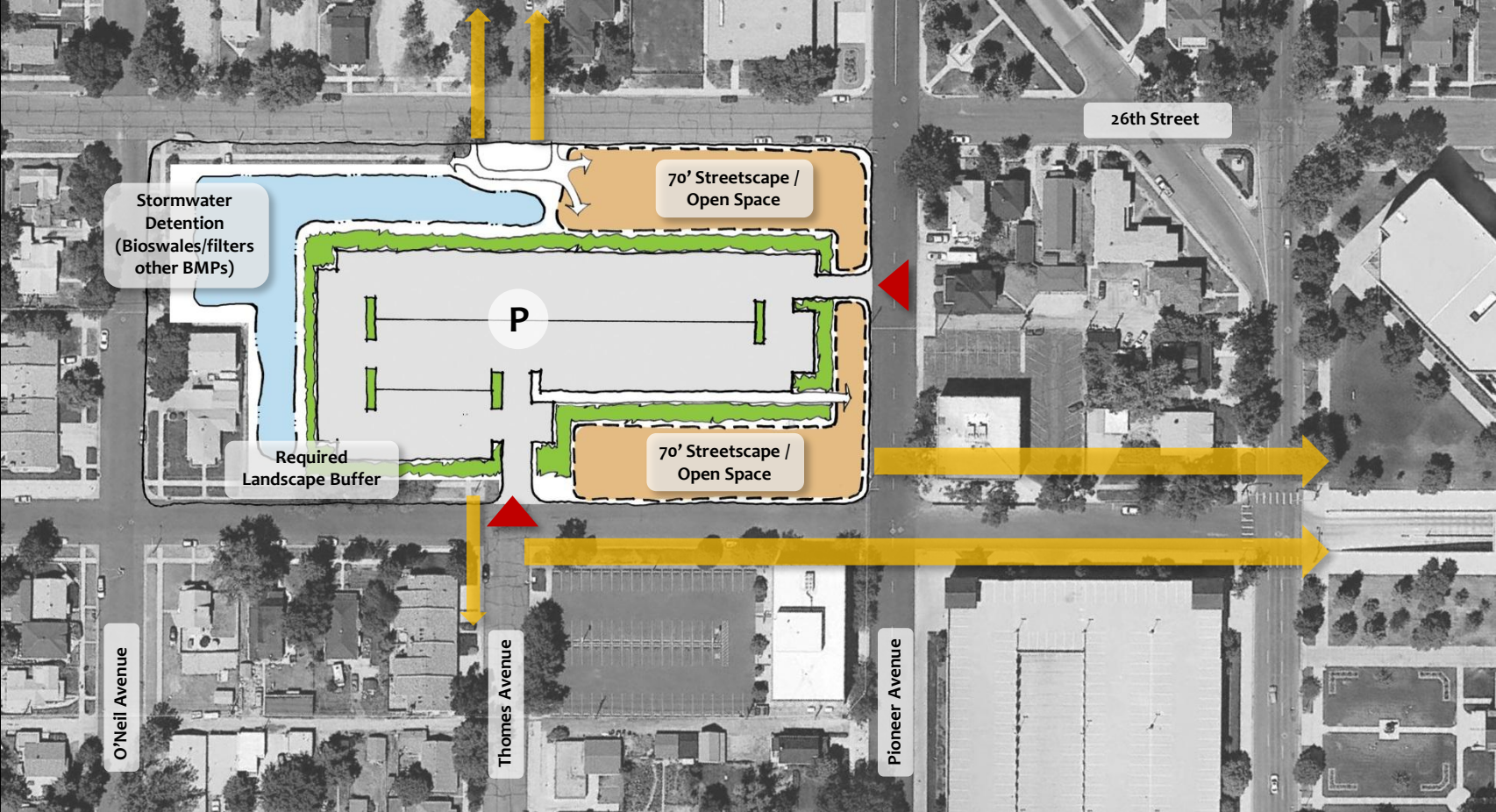
Design Concept 1



Design Concept 2



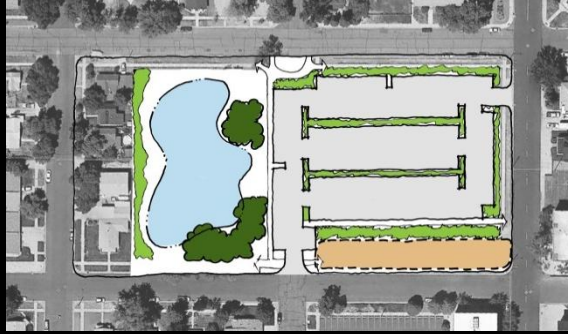
Design Concept 3



Preferred Concept Discussion



Concept 1



Concept 2



Concept 3

Separating Improvements

Unlinking the project

Parking Lot improvements

Standard parking lot lighting

Concrete parking lot curbs

Striping

Utility improvements

Perimeter code-required landscape

Vehicular pavements

v.

Streetscape improvements

Specialty Lighting

Columns

Fencing

Specialty paving

Additive or ornamental landscaping

Signage / Wayfinding

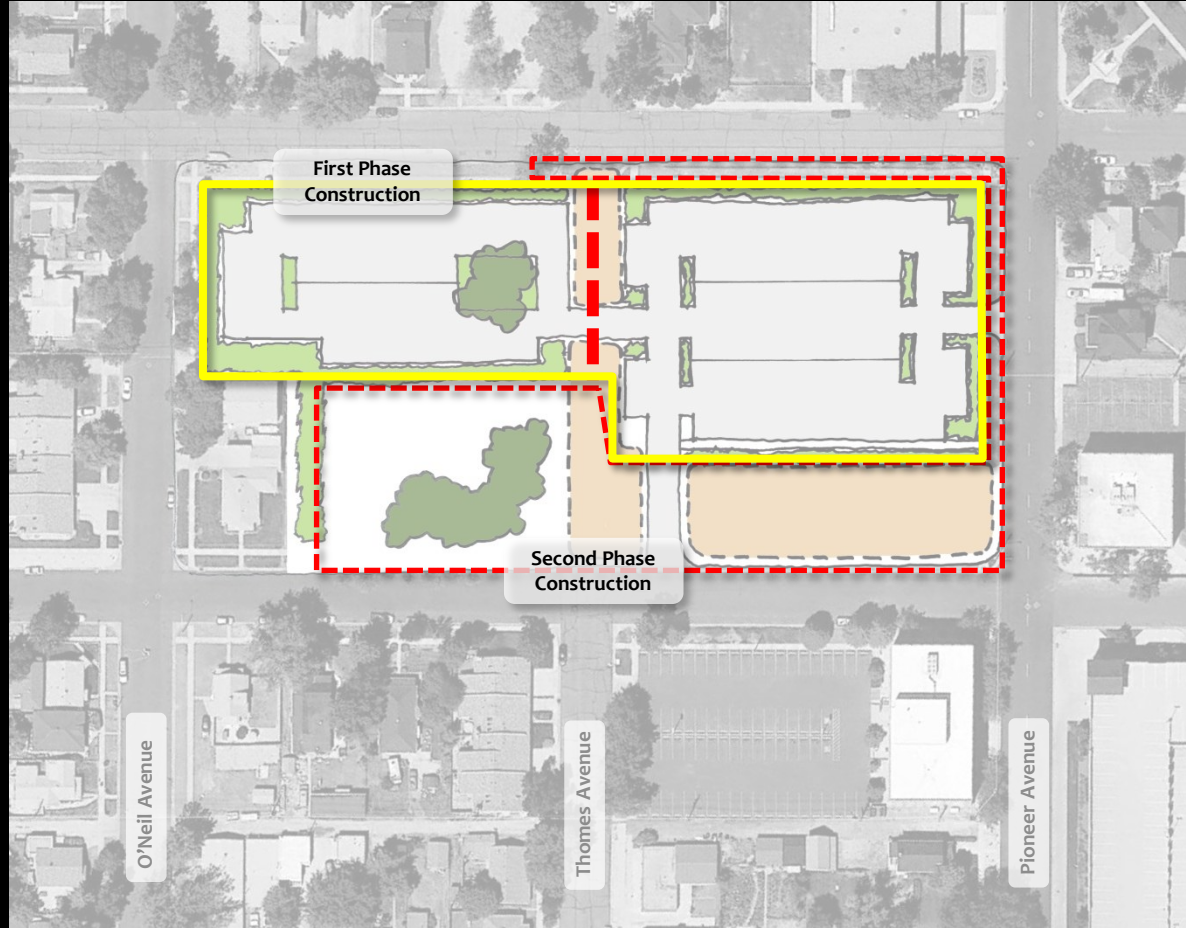
Separating Improvements

Why Important?

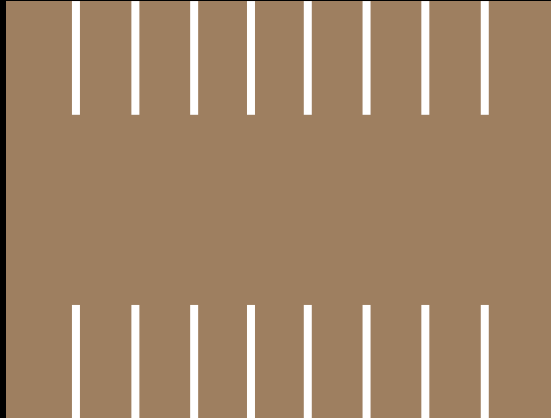
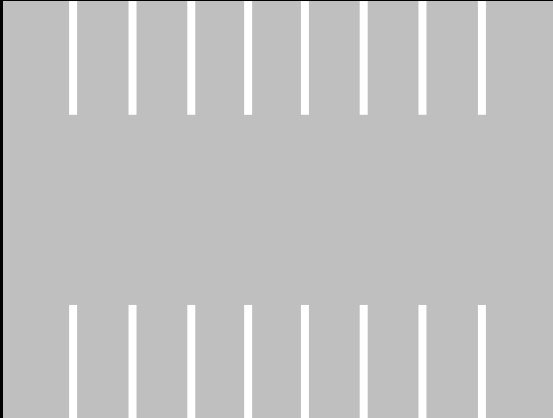
Allows design of Capitol / Herschler to set the standards

Faster approvals

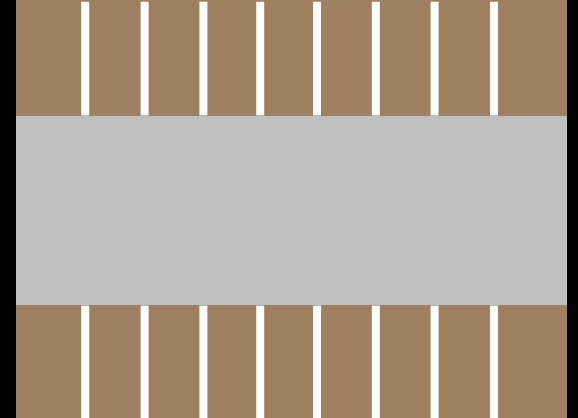
Speed to Construction



Materials



Combination?

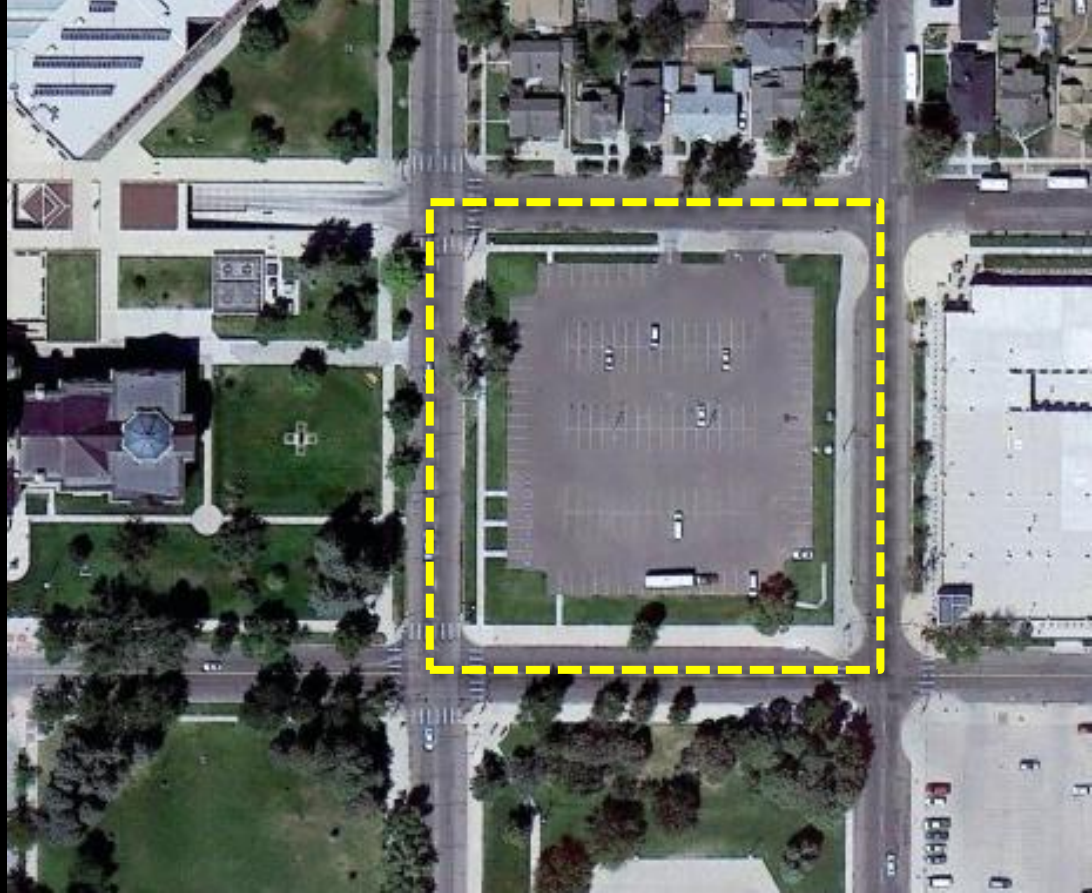


Schedule

Site / Building Demolition Dwgs complete	end of May
Site / Building Demolition	June-July
Parking Design and Drawing Completion	end of May
City Submittal	June
City review complete	July 1
Bidding	July 1 – mid July
Mobilization	August
Construction Complete	end of October

Impactful issues: Soil contamination, asbestos removal, City and State approvals

St. Mary's Parking Lot Area



Objectives

Gain consensus on:

Confirm Master Plan approach

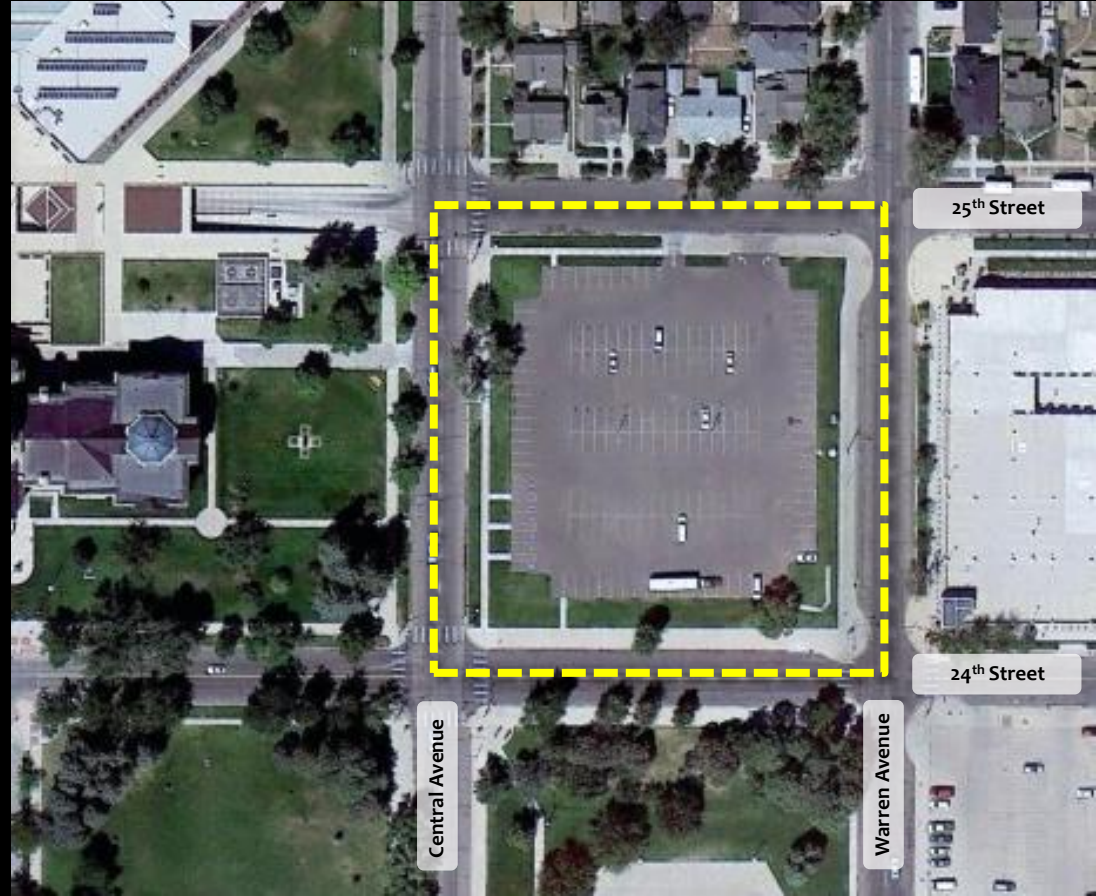
Programmatic Elements

Parking restoration after construction complete

Open Space / Connection to Capitol

Pedestrian enhancements

Potential stormwater improvements



Framework Plan Approach

Parking restoration after construction complete

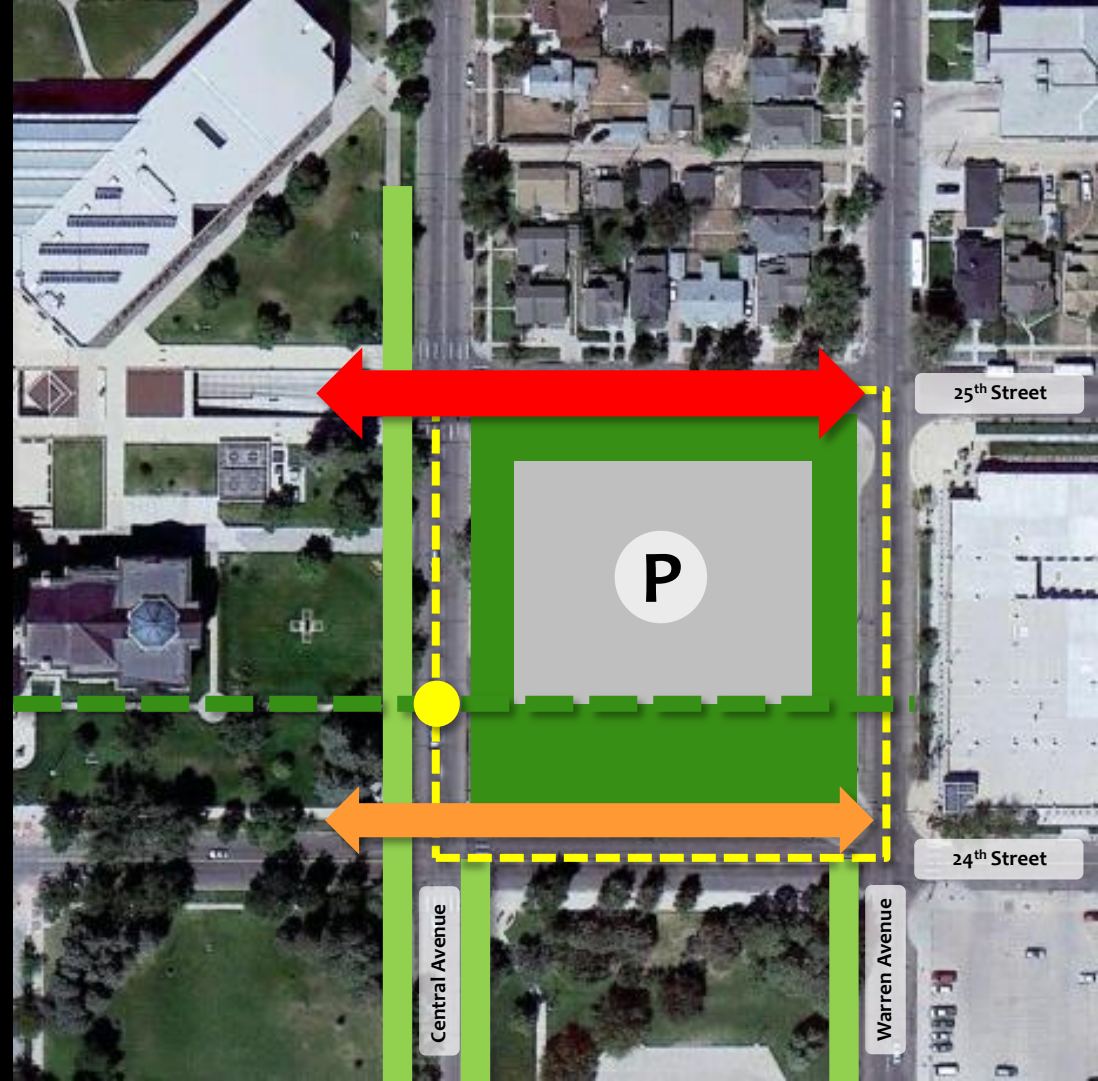
Determine parking quantity requirement during building construction based on need

Open Space / Connection to Capitol

Pedestrian Enhancements

Potential Stormwater improvements

Retain green space consistent with the face of the Capitol

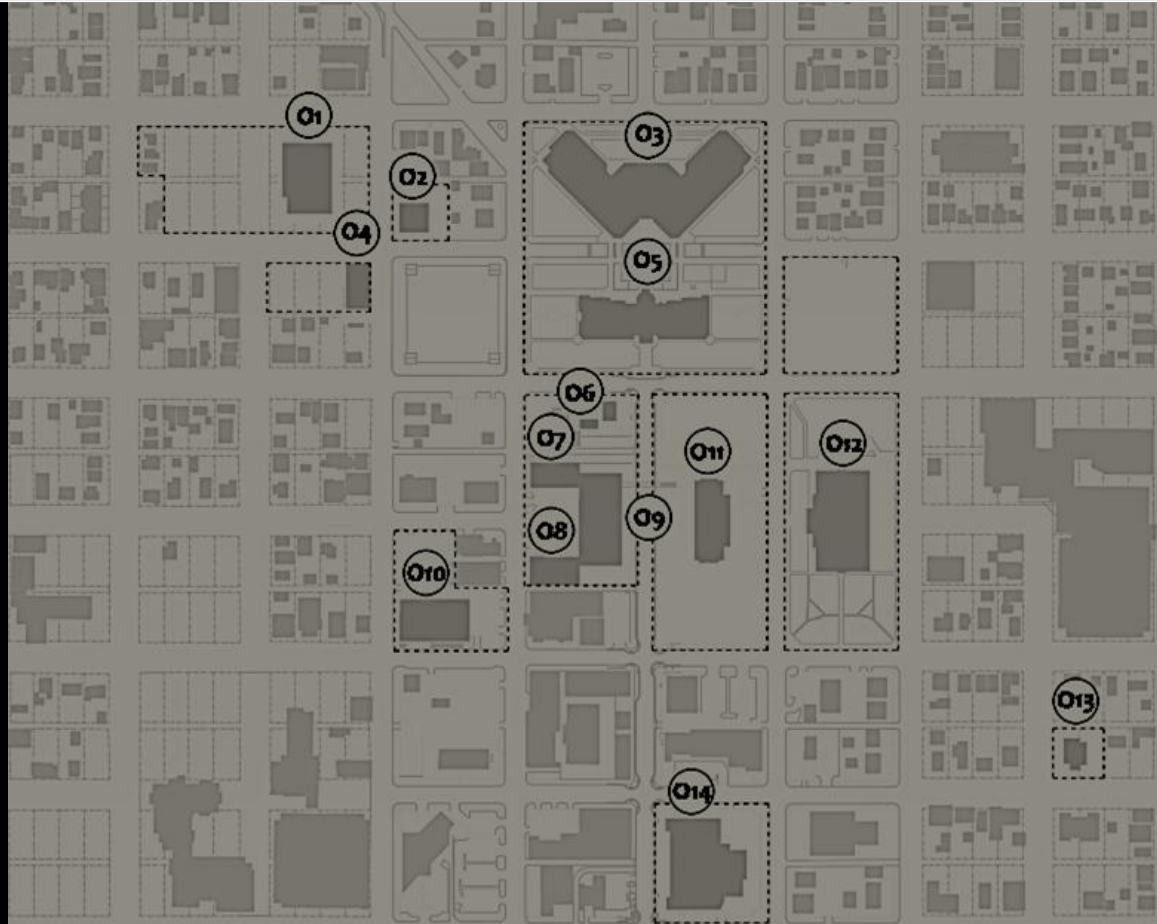


CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

Space Planning

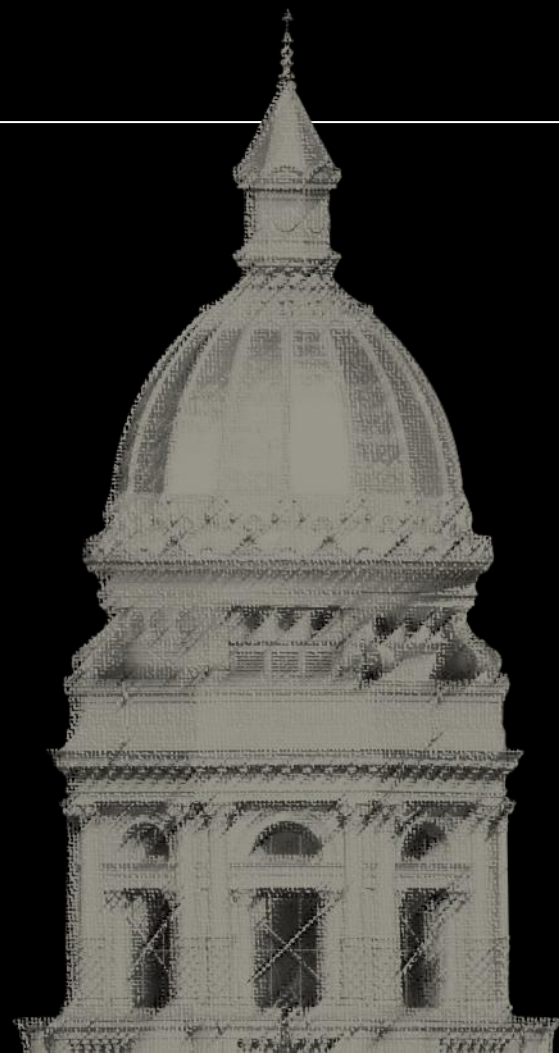
- Cheyenne
- Capitol Square



OTHER MATTERS

Art & Exhibits

Masterplanning

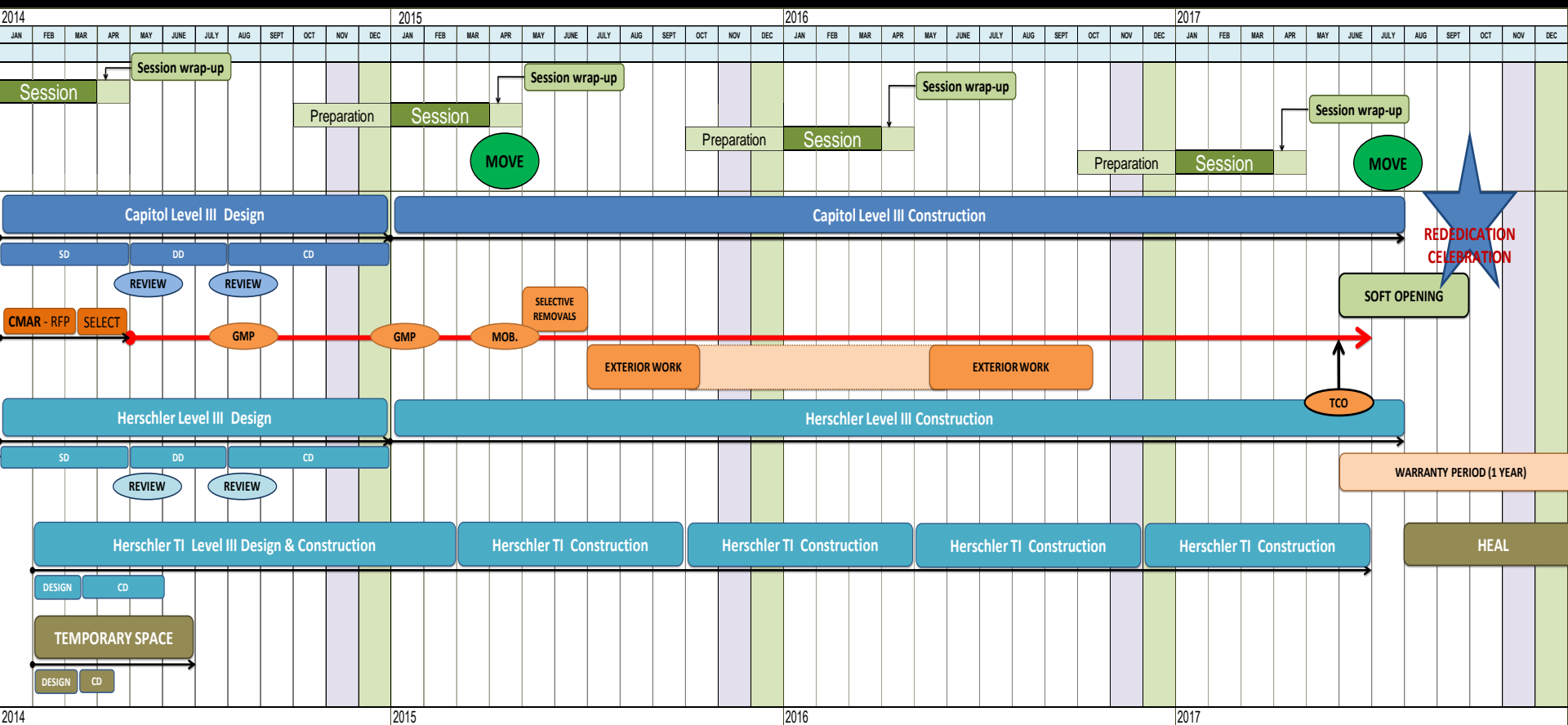


CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

SCHEDULE



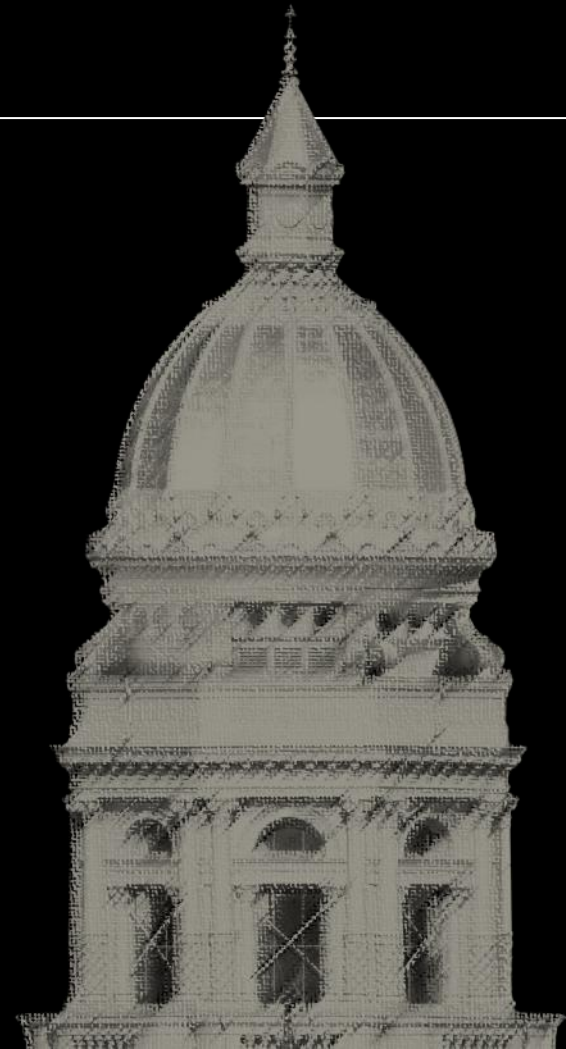
Proposed Schedule



SCHEDULE

Task Force Meetings

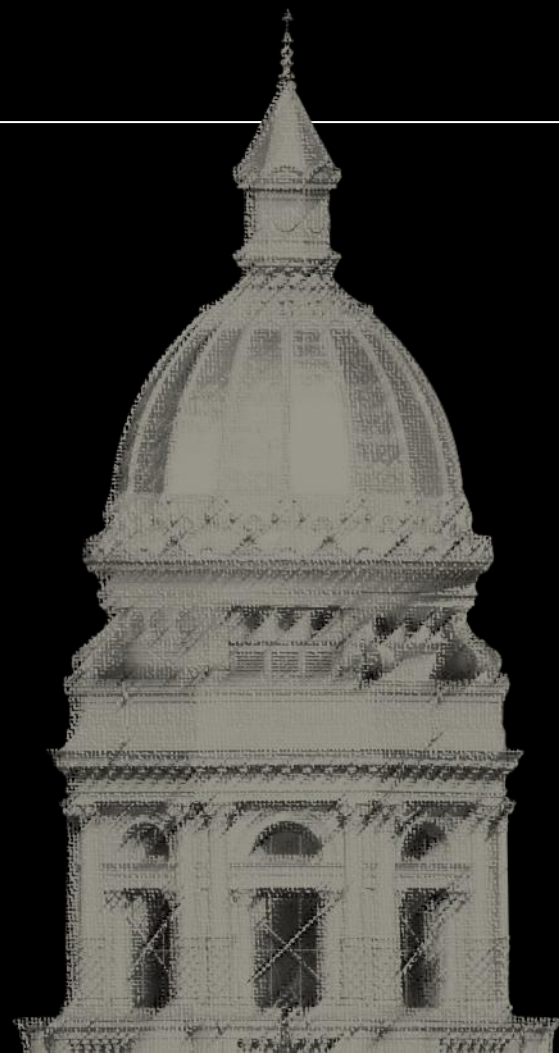
- June 10 ???
- July 14
- Then every 5 weeks (or so)



SCHEDULE

CMAR Selection

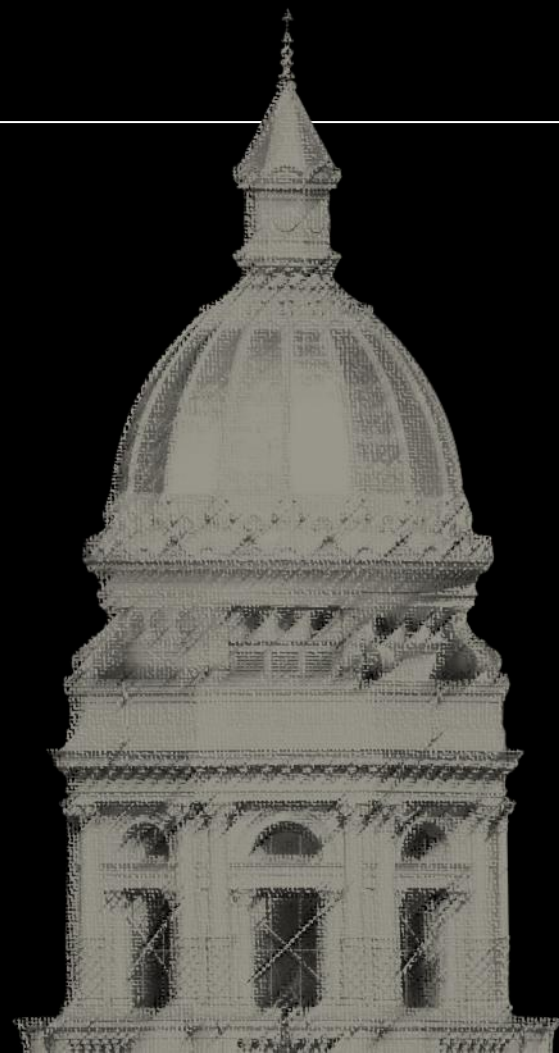
- Advertise d
- Receive Submittals June 6
- Shortlist June 18
- Interview July 1
- Award July 9



SCHEDULE

Document Production

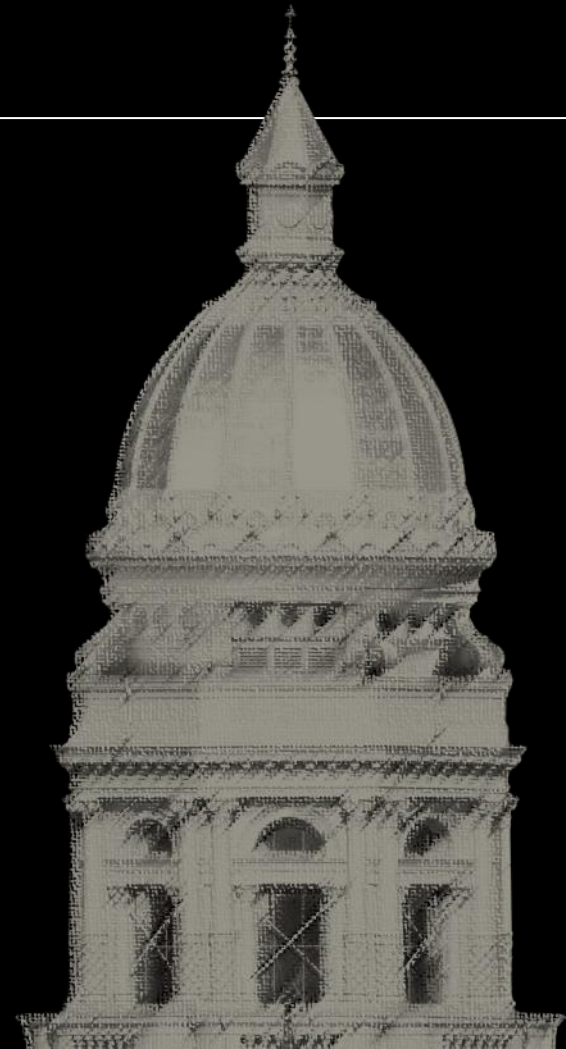
- Pioneer
- Capitol
- CUP • Connector
- Herschler
- Tenant Plans



NEXT STEPS

Open Issues

- Schedule
- Discovery
- Space & Move Planning
- Connector
- Herschler Walls
- CUP Systems
- Regular Meetings



Thank You!

